

As requested the conditions are clarified as follows;

A point of note.

The client has requested the addition of a window to serve the Bathroom.
Revised materials from that previously submitted by other and as noted.
Adjustment of windows to rear elevation to allow means of escape.
Removal of obscure glass to rear windows to allow adequate use of the room.

What is intended is a discharge of the conditions to allow a start of the works.

To confirm the intent by condition number;

1- START OF WORKS WITHIN 3 YEARS;

It is intended to start works in the new year once all conditions and approvals have been obtained.

2-DRAWINGS;

The planning application was undertaken by other.

New current drawings provided and to be assessed as part of approval requested include;

AL(2-)01B GROUND FLOOR PLAN.

AL(2-)02B FIRST FLOOR PLAN.

AL(2-)03B SECOND FLOOR / LOFT PLAN.

AL(3-)01E SECTION AA.

AL(4-01B ELEVATION FRONT.

AL(4-)02B ELEVATION REAR.

AL(4-)03B ELEVATION SIDE 1.

AL(4-)04B ELEVATION SIDE 2.

AL(47)01B ROOF PLAN.

AL(410)01C SCHEDULE OF MATERIALS.

AL(9-)01C SITE LAYOUT PLAN.

This drawing also shows the drainage intent.

3-SPECIFICATION OF MATERIALS;

The requested material specification is outlined on drawing AL(410)01C enclosed.

It is noted that the Planning Department will require further samples. These will be delivered by the applicant.

4-TO IDENTIFY ALL POTENTIAL GROUND CONTAMINATION;

Enclosed ground investigation report.

5-CONSTRUCTION METHOD STATEMENT;

Be rest assured the information is in the process of being completed and will be issued once done so.

6-WASTE STORAGE AND RE-CYCLING;

This was shown on the previous approval and now also noted on drawing AL(9-)01C enclosed.

7-CAR PARKING;

This was shown on the previous approval and now also noted on drawing AL(9-)01C enclosed.

8-(PERMEABLE)PAVING;

The current planning drawings were prepared by other and prior to the purchase of the site.

The condition and approval was granted without a ground investigation report.

You will note from the said report (p6) that the ground is NOT suitable for a soakaway and therefore use of HYDROPAVE is therefore redundant.

However it is intended to retain use of a NON POROUS PAVING and in keeping with the intent.

9-LANDSCAPE PLAN;

The principle of the landscaping proposed has not changed from the previous intent and application by other.

Extract enclosed.

The principle is shown on new drawing AL(9-)01C enclosed.

10-VEGETATION CLEARANCE;

As the works are to start in early January 2021 the condition will be complied with.

11-TREE CLEARANCE;

All works will be undertaken in accord with the enclosed tree documents and BS3998.

12-RETAINED TREE;

As noted above.

13-ENVIROMENTAL STANDARDS STATEMENT;

Be rest assured the information is in the process of being completed and will be issued once done so.

14-BAT AND BIRD BOXES-SUPPORTING STSTATEMENT;

Be rest assured the information is in the process of being completed and will be issued once done so.

15-SURFACE WATER RUN OFF;

Refer to item 8.

Enclosed approval from United Utilities, ref; EC5268-25112020.

16-WINDOWS TO REAR ELEVATION;

Adjustment of windows to rear elevation to allow means of escape.
Removal of obscure glass to rear windows to allow adequate use of the room.

17-ADDITIONAL OBSCURE WINDOWS TO SIDE ELEVATION / BATHROOM;

The client has requested the addition of an obscure window to serve the Bathroom and shown on drawing AL(4-)04B.

18-USE OF DEVELOPMENT;

Noted.

19-1 NO FAST CHARGING POINT;

This was shown on the previous approval and now also noted on drawing AL(9-)01C enclosed.

20-SECURE BY DESIGN;

As part of Building Regulation approval noted.

Extract of drawing SC(050)01B;

21-BOUNDARY TREATMENT;

This was shown on the previous approval and now also noted on drawing AL(9-)01C enclosed.

22-SECURE DRY CYCLE STORAGE;

This was shown on the previous approval and now also noted on drawing AL(9-)01C enclosed.

For details read in conjunction with drawing numbers MH(823)01 and MH(823)02.

23-SOLAR PANELS;

This was shown on the previous approval and now also noted on drawing AL(4-)01B enclosed.

Also included as part of SAP calculation enclosed. Ref; SAP 2012 – PASS.

Notes;

A-BUILDING REGULATION APPROVAL;

Enclosed Building Control approval REF; 00856..

Trust that the enclosed answers the initial concerns and welcome your further assistance regarding the appropriate way forward.

Again apologies for any confusion.

Regards,

Kevin Jones M.C.I.A.T