

COVER SHEET –

Erection of 3no. 2 and a half storey dwellings and associated car parking and turning head on vacant site previously used as a warehouse storage site

Application ref: 130057/FO/2021

Discharge of Condition DOCUMENTS rev A

- Condition 1 – Commencement -The development is to commence before 14th Feb 2025 –
compliance condition
- Condition 2 – To be carried out in accordance with planning approved drawings –
compliance condition
- Condition 3 – Materials:
- Roof:** Marley Edgemere roof tiles (dark grey) – see data sheet
Walls: Audley antique facing brick (TBS bricks) – see data sheet
Rear Doors/Windows: Anthracite grey upvc to be to Secured by Design standard certified to BS PAS 24, STS 202 BR2, or LPS 1175 SR2
Front door: Composite Anthracite Grey, approved Doc Q compliant and to be Secured by Design standard. BS PAS 24
Soffits/Fascia: Anthracite grey upvc fascias and soffit boards
Rainwater goods: Anthracite grey upvc gutters and square downspouts
Cills/Heads: Buff Cast Stone heads and cills
Boundaries: 1.8m timber close boarded fencing around site (to be in accordance with recommendations of Secured by Design Accreditation)
Fencing between neighbours to be 1500mm close boarding with 300mm sections of trellis above
Gates to garden entry to be fitted with a lock that allows entrance/exit with a key
- Condition 4 – To be used as private residential dwelling only –
compliance condition
- Condition 5 – Secured By Design –
Secured by Design accreditation to be applied for by Client
All windows/doors to be to secured by design standard.
- Condition 6 – Surface Water drainage design scheme –
See 2786 Drainage Condition Report produced by Brennan Consult structural engineers

- Condition 7 – Foul and Surface Drainage on separate systems:
See 2786 Drainage Condition Report produced by Brennan Consult structural engineers
- Condition 8 – Request for Preliminary Risk Assessment:
See download link https://www.dropbox.com/s/7zn2i3s8ybf3i/GRO-22168-3756_1.1.pdf?dl=0
Groundtech Consulting Geo Environmental Appraisal
Report to be issued via post/USB stick if preferred? 86Mb file size
File too large to email or upload to planning portal
- Condition 9 - Acoustic Report and Vibration Assessment:
See Ambient Noise and Vibration Assessment to satisfy condition 9a.
Subsequent verification report to satisfy condition 9b with post completion testing is to be arranged by client at the appropriate time.
- Condition 10 - Storage and disposal shall be undertaken in accordance with Waste Management Strategy dated 25/06/21 and shall remain insitu –
compliance condition
- Condition 11 - Vehicle Protection measures –
See attached Vehicle Safety Protection drawing by Brennan Consult (this has been agreed directly with Metrolink via Brennan Consult)
- Condition 12 – Geotechnical Report to confirm works will not affect stability of the Metrolink cutting slope:
See Groundtech Consulting Geo Environmental Appraisal, it has also been submitted by Brennan Consult to Metrolink and approved.
- Condition 13- Root Protection Measures to be implemented:
The trees have already been removed from site, photo's have been issued by Brennan Consult to Metrolink and they agree this condition is no longer relevant.
- Condition 14 – Approved car parking to be laid out, demarcated and made available prior to occupation. –
compliance condition
- Condition 15 – Details of electric vehicle charging points
See attached documentation for Rolec EV wall pod
- Condition 16 - Hard and Soft Landscaping Scheme required:
See DEP drg 5149-01 Planting Plan

- Condition 17 - Biodiversity Enhancements:
See Dundonald Road Biodiversity Enhancement Strategy and
Bio Plan by Leigh Ecology Ltd
- Condition 18 - No removal or works to any hedgerows, trees or shrubs shall take place during
the main bird breeding season 1st March-32nd July inclusive, unless checked
prior by competent ecologist and written documentation submitted to the
LPA
compliance condition
- Condition 20 - Prior to occupation, off-site highways works, namely removal of nib of
footway (currently broken flags) and incorporated as a tarmac roadway into
the new access road.
See Brennan consult construction detail for this area and access road
- Condition 21 - Construction Management Plan
See Construction Management Plan provided by Brennan Consult