

18th April, 2019

DISCHARGE OF CONDITIONS 3 (PROPOSED EXTERNAL MATERIALS), 4 (PROPOSED BOUNDARY TREATMENTS), 6 (HARD AND SOFT LANDSCAPING WORKS), 7 (CONSTRUCTION METHOD STATEMENT), 8 (FOUL/SURFACE WATER DRAINAGE SCHEME), 10 (SUSTAINABLE DRAINAGE SYSTEM IMPLEMENTATION AND MAINTENANCE SCHEME) AND 11 (BAT BOX PROVISION) RELATING TO APPROVED APPLICATION 2015/0462

To whom it may concern,

Please see the following information pertaining to the above conditions attached to approved planning application no. 2015/0462. Each of the sections below provide a summary of the relevant condition followed by details that address the requirements of that condition.

Condition 3: Proposed external materials

Upon commencement, full details of the proposed external materials will be submitted to and approved in writing by the Local Planning Authority.

Brick type



The proposed brick type for units featuring buff bricks is the Tradesman Millgate Buff (brick code A0620A) by Ibstock Brick (see example image above left).

The proposed brick type for units featuring red bricks is the Bridgwater Weathered Red (brick code A0661A) by Ibstock Brick (see example image above right).

Roof tile type



The proposed roof tile type is Edgemere Concrete Interlocking Slate in an Anthracite finish, as per the example image shown above

Door/window type



Proposed doors and windows will feature grey frames as per the indicative colour shown in the above image.

Condition 4: Proposed boundary treatments

Upon commencement, there will be submitted to and approved in writing by the Local Planning Authority a plan indicating the position of boundary treatment to be erected. The boundary treatment shall be completed before the dwellings are occupied.

The accompanying landscape masterplan (file name '937 GSB 01A Landscape Masterplan') provides details of the proposed positioning of boundary treatments.

Condition 6: Hard and soft landscaping works

Upon commencement, there will be submitted to and approved in writing by the Local Planning Authority, full details of both hard and soft landscaping works, including details of the species, positions and planted heights of proposed trees and shrubs; together with details of the position and condition of any existing trees and hedgerows to be retained.

The accompanying landscape masterplan (file name '937 GSB 01A Landscape Masterplan') provides details of the proposed hard and soft landscaping works.

Condition 7: Construction method statement

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority.

Please see the accompanying Construction Method Statement (file name 'Construction Method Statement Former Grove St Primary School'), which provides for: parking of vehicles of site operatives and visitors; means of access for construction traffic; loading and unloading of plant and materials; storage of plant and materials used in constructing the development; erection and maintenance of security hoarding; wheel washing facilities; measures to control the emission of dust and dirt during construction; measures to control noise levels during construction.

Condition 8: Foul and surface water drainage details

No development shall take place until full foul and surface water drainage details, including a scheme to reduce surface water run-off by at least 30% and a programme of works for implementation, have been submitted to and approved in writing by the Local Planning Authority.

Condition 10: Sustainable drainage system (SuDS) scheme

No development shall take place until a scheme for disposing of surface water by means of a sustainable drainage system is approved by the Local Lead Flooding Authority.

A drainage masterplan that addresses both Conditions 8 and 10 is being finalised and will be sent imminently.

Condition 11: Bat box provision

No development shall take place until details of the continuous provision of temporary bat boxes within 500m of the development site, referred to in section 1.0 of the Bat and Breeding Bird Survey Report, are submitted to, and approved in writing by, the Local Planning Authority.

The images below show the installation of a total of four bat boxes (at a height of between 12 feet to 20 feet) within the perimeter of the site of the proposed development. The accompanying map shows the approximate location of the bat boxes.





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I hope the above covers all the relevant information provided but should you require any further information please do not hesitate to contact me on the details below.

Kind Regards,

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