

Doors and Windows – UPVC Anthracite colour to all doors – dwelling inc. rear Bi-Fold doors and garage doors however with UPVC Cream coloured windows throughout – all as per the amended Elevations Dwg. No: 903-07 rev.A

- Condition 4) Upon commencement of development, facilities to facilitate the provision of high speed full fibre broadband for these dwellings, including a time scale for implementation, to be submitted to the Local Planning Authority for approval – Confirmed.
- Condition 5) Construction or remediation works shall only take place as per the times as stated and also as indicated on the attached Construction Specification Note 46 – Noise Action Control Plan - Confirmed.
- Condition 6) Upon commencement, full Details of both hard and soft landscaping to be submitted to the Local Planning Authority – Please find attached External Works Layout Dwg. No: 903-03 together with the Section 45 of the Construction Specification and the Landscaping Layout Dwg. No: 903-05 rev.A indicating the same for your formal approval.
- Condition 7) All seeding, planting etc. to be carried out in the first seeding and planting seasons following the occupation of these dwellings or the completion of the development, whichever is the sooner, and any plants / trees that die within a period of 5 years will be replaced with similar size species – Confirmed.
- Condition 8) 2m x 2m intervisibility splays to be safe guarded at the drive entrance and no obstruction to vision at a height of 1.0m max. above the nearside channel level of the adjacent highway – Confirmed.
- Condition 9) Parking/manoeuvring – Confirmed that these facilities will be finished in solid bound material and provided prior to the development being brought into use and thereafter shall be retained at all times.
- Condition 10) All surface water run off collected and disposed of within the site and not allowed to discharge onto the adjacent highway – Confirmed.

- Condition 11) No development shall take place until Full Foul and Surface Water drainage details, including a scheme to reduce the surface water run off by at least 30% and a program of implementation have been submitted – please find attached information as prepared by RAB Engineering of Chapeltown for your approval:

Attached information :

Engineering Layout	Dwg. No: 1124-1
Impermeable Area	Dwg. No: 1124-1-IMP
Highway Construction	Dwg. No: 1124-2
Surface Water Storage	Dwg. No: 1124-3
External Works	Dwg. No: 1124-11

- Condition 12) Coal Mining Investigations – please find attached site investigations as indicated to satisfy this condition:

Environmental Geotechnical Report by Rogers Geotechnical Services Ltd. (R.G.S. of Shelley, Huddersfield – Report No: J3943 / 17 / E and also Mining Report by G & M Consulting – Ref: C220 / 02 / GS – this report carried out in general accordance with the previously stated R.G.S. Report.

- Condition 13) Tree Protection Barrier details and Tree Protection Plan – Please find attached Tree Protection Methodology and Tree Protection Plan information for your approval.

- Condition 14)) The erection of barriers and other measures for the protection of any retained trees shall be undertaken in accordance with the approved plans prior to any machinery etc. being brought on to site and protection shall be retained until all machinery etc. have been removed from site – Confirmed.

- Condition 15) Vehicle and pedestrian gradients within the site shall not exceed 1 in 20 - Confirmed.

- Condition 16) Please note that a scheme including details of the implementation etc. of the conclusions from the Ecological Appraisal findings as previously carried out by Absolute Ecology of Staffordshire will be issued within the next few days by Absolute Ecology to dispense with this condition.

- Condition 17) No development shall be commenced until full engineering; drainage; street lighting and construction details have been submitted – please find attached the relevant information from RAB Engineering of Chapelton as previously noted.
- Condition 18) Before any dwelling is occupied, the relevant streets and paths to be constructed to binder course from the dwelling to the adjacent highway – Confirmed.
- Condition 19) Prior to the first occupation of the development, on site car and cycle Parking; garages as applicable and relevant turning facility to be laid out and constructed in accordance with approved plans – Confirmed.
- Condition 20) The construction Method Statement as previously supplied to be strictly adhered to – Confirmed.
- Condition 21) All gates must be hung so as to open inwards into the site – Confirmed.



We hope the attached and above is now to your satisfaction and that you may now be in a position to dispense with the relevant conditions and provide written confirmation of such for our records, however if you require any further information or clarification, please do not hesitate to contact the writer at the address given.

Assuring you of our best attention at all times.

Yours faithfully,



Garry G. Greetham.
M.C.I.A.T.
Partner.