

RE: COBCAR STREET - REF 2014/0950



Hyde, James
To 'John Knowles'
Cc 'joanne green'

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17/09/2019

Hi John,

Following the submission of the discharge of conditions application under reference number 2016\ENQ\00802, please see the comments below;

Condition 4

This condition states;

No development shall take place until full details of the proposed external materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

The materials used are;

Walls - Parex render in natural white, Code G00, Scraped render finish & Art stone coins

Roof – Scott Donard grey roof tiles

Doors & Windows – uPVC in Dark Grey

The materials set out above are acceptable and, as such, condition 4 is hereby discharged.

Condition 5

This condition states;

No development shall take place until there has been 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 approved hard landscaping details shall be implemented prior to the occupation of the building.

The details shown on the annotated site plan, including the stone gabions, at point A-B, and Cherry Laurels, at points A-C on the Eastern boundary are considered acceptable to meet the requirements of condition 5. As such, condition 5 is hereby discharged. It should be noted that the Cherry Laurels shall be grown as a continuous hedge and shall be retained at a height of at least 2m (once that height is reached) along the entire length thereafter.

Condition 8

This condition states;

Prior to commencement of development a foul drainage system shall be submitted to and approved in writing by the Local Planning Authority. Details shall include discharge to a Treatment Plant with treated effluent to a soakaway system which meets the requirements of Building Research Establishment Digest 365 and which complies with the following:

a) there is no connection to any watercourse or land drainage system and no part of the soakaway system is situated within 10 metres of any ditch or watercourse.

b) percolation tests are carried out in accordance with BRE 365 to demonstrate that suitable subsoil and adequate land area is available for the soakaway.

The approved foul drainage system shall be installed prior to occupation of the dwelling and the scheme shall be retained throughout the life of the development.

I have received confirmation from the Councils Building Control team that the septic tank and soakaways have been installed correctly and that a Building Control Completion Certificate has been issued. As such, condition 8 is hereby discharged. The scheme shall be retained throughout the life of the development.

Let me know if you require anything further.

Regards

James Hyde, BA(Hons), MA, MRTPI
Planning Officer