

Planning Condition - Discharges

RICHMOND HOUSE

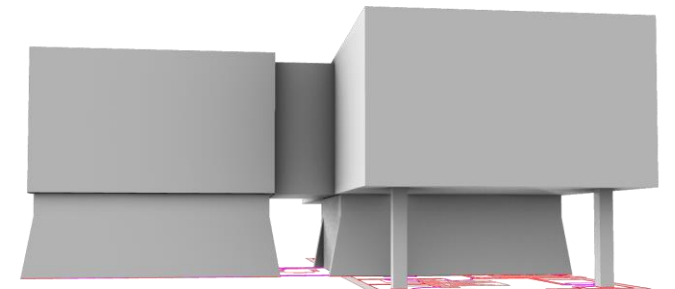


Proposed Residential Dwelling - Richmond, Shore Road, Freiston, Boston, Lincolnshire, PE22 0LN



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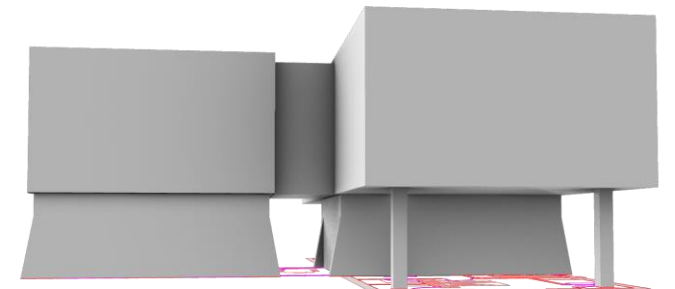
- Planning condition 3
- Planning condition 4
- Planning condition 6



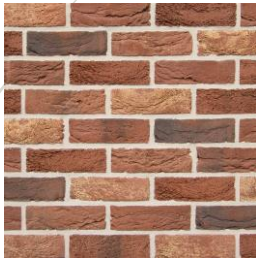


Planning Condition – 3

No development shall take place above ground level until details of the materials proposed to be used in the construction of the dwelling's external surfaces 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.



Architectural Proposed Materials



- Walls - Red Brick (Crest Old Ryedale) with white lime mortar - Ground floor and gables. Link to manufacturer - <https://crest-bst.co.uk/products/view/old-ryedale>



- Cladding – FSC Siberian LARCH to the first floor in a vertical correlation to allow it seamlessly flow in the landscape.



- External windows and doors – Glazed units, with low E argon filled glass, (RAL 7016) Anthracite.
- Rain water goods – UPVC in Anthracite finish.

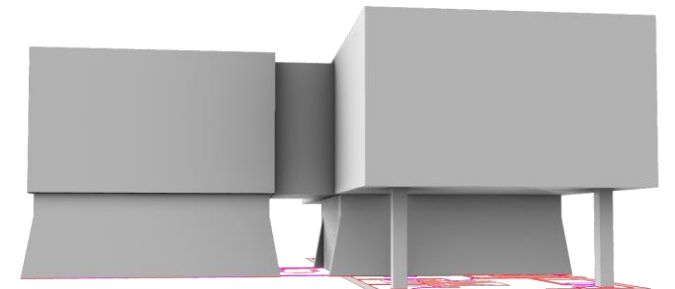


Planning Condition – 4

No development shall take place above ground level until details regarding the provision of an electric vehicle charging point have been submitted to and approved in writing by the Local Planning Authority. The details shall include:

- the location of the charging point;*
- the specification of the charging point; and*
- a timetable for the implementation of the above measures.*

The development shall be carried out in strict accordance with the approved details.



4 – Electric vehicle charging point

- **Location** – to the external wall of the garage car port between the car port and the house
- **Specification of charging point** – QUB EV Smart – 7.3kW single phased unit. Data sheet link - https://cdn.shopify.com/s/files/1/1959/7639/files/QUBEV_installation_guide.pdf?v=1622036010
- The installation of the charging point will be installed before occupation of the property.



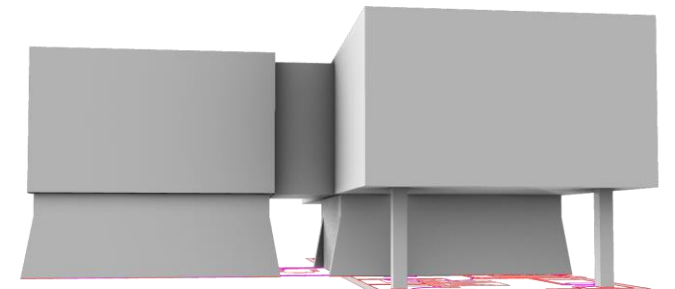


Planning Condition – 6

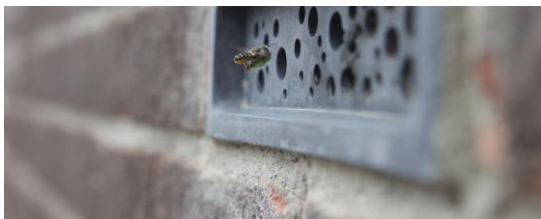
No development shall take place above ground level until details of measures to enhance biodiversity on the site have been submitted to and agreed in writing by the Local Planning Authority. Measures to improve biodiversity should include:

- planting a range of native trees, shrubs and flowers; and*
- installation of swift bricks, bird and bat boxes and hedgehog gaps.*

The details approved shall be implemented prior to occupation of the development and shall be maintained thereafter.



Bio – Diversity – Animals



- **Swift bird box** – fitted to the North elevation of the property at second floor height. Example to show the blending in the cladding.
- <https://www.greenandblue.co.uk/collections/build/products/swiftblock-swift-box>
- <https://www.greenandblue.co.uk/collections/build/products/swift-block-swift-box?variant=24682320232548>
- **Sparrow nest box** – to be installed on the East elevation above 3m from the ground.
- <https://www.greenandblue.co.uk/collections/shop-bird-houses/products/sparrowblock-sparrow-nest-box>
- **Small bird and blue tit box**
- <https://www.greenandblue.co.uk/products/birdblock-bird-nest-box>
- to be installed on the east elevation above 2m from the ground.
- **Hedge hog gaps**
- Installed into perimeter fencing of the property
- **Bee Bricks** – to be installed into the carport walls or garden wall.
- <https://www.greenandblue.co.uk/products/bee-brick?variant=25624531501156>
- **Bat Box**
- To be installed either to the North elevation or East elevation circa 4m above ground level.
- <https://www.greenandblue.co.uk/collections/build/products/bat-block-bat-brick>

Bio – Diversity - Plants

- **Wild flower garden** - planters installed to promote bee growth and small insects.
- such as Bluebells, Common Dog violet , Fox glove, honeysuckle , Oxeye daisy etc.
- **Small wildlife pound** – To attract birds, insects and small water creatures to the garden.
- **Hedgerow** – Mixed native hedgerow , to allow small birds to feed.
 - Hawthorn (*Crataegus monogyna*)
 - Blackthorn (*Prunus spinosa*)
 - Field Maple (*Acer campestre*)
 - Alder (*Alnus glutinosa*)
 - Guelder Rose (*Viburnum opulus*)
 - Planting spacing to follow recommendations from suppliers
- **Lavender Garden** – Lavender garden planted at the front of the property to promote bee activity.
- **Native trees** - planted within the garden.

