

NOTES RELATING TO DISCHARGE OF CONDITIONS APPLICATION WITH REFERENCE TO APPLICATION B/22/0421 AT LAND ADJACENT, ASHTONS COTTAGES, SWINESHEAD ROAD, FRAMPTON HOLME, PE20 1SF.

REFERRING TO PLANNING APPROVAL CONDITIONS 1-11 AND AS INDICATED ON SUBMITTED DRAWINGS : - SPECIALIST CONTRACTORS WHEN APPOINTED TO PROVIDE REQUIRED ADDITIONAL INFORMATION.

1. The development will commence within 3 years of 20/01/23 when planning permission was granted
2. The development will be carried out in accordance with the approved plans and related additional information submitted with this application.
3. External materials are:
  - a) Drive and parking areas to comply with submitted FRA details, i.e. permeable block paving.
  - b) The roof to be interlocking concrete tiles - colour and exact type to be sourced by contractor and submitted to council for approval prior to ordering.
  - c) The external walls to be rendered blockwork in a neutral light colour, e.g. cream white, with engineering brickwork below dpc.
  - d) Walkways and rear patio to be in paving slabs to clients choice.
4. Confirmation that no ground works to take place until a scheme for the disposal of foul and surface water from the site has been submitted to the council BY SPECIALIST CONTRACTOR. Specialist contractor to provide calculations of current and future rate of water discharge along with maintenance schedule and provide drainage layouts (submitted revised drawings are for information only). Specialist contractor to confirm that rainwater will be utilised as grey water and/or directed to soakaway at least 5m from any building. Foul drainage to go to new septic tank sited in rear garden.
5. Confirmation the proposed dwelling will no less than 2 storeys, finished floor level will be at least 1m above ground level and at least 3.5m ODN.  
Flood resilient construction techniques shall be incorporated to a minimum height of 300mm above predicted flood depth not only but including:
  - Demountable flood defences at 600mm will be included as part of the flood protectionall service ducting to be routed at high level;
  - installation of electrical and service fittings (including boilers, consumer units and meters) at least 1m above finished floor level;
  - avoiding the use of timber wall and ground floor constructions (including avoiding absorbent insulation products below FFL)
  - consideration of moisture resistant coatings to lower level walls to repel floodwater.
6. Confirmation the applicant will appoint specialist to specify appropriate measures to assist to reduce pollution and promote renewable and low carbon energy and EV charging

location with details relating to approved installation.

7. Confirmation the contractor will notify and present appropriate method statement to Local Planning Authority if contamination is identified.

8. Confirmation that construction of the development hereby approved and deliveries to and from the site must only be carried out between the hours of 08:00 -18:00 Monday to Friday, 08:00 – 13:00 Saturday and must not be carried out at any time on Sundays, Bank or Public Holidays.

9. Biodiversity enhancement measures across the site as described in supporting document and noted on updated drawings will be installed at appropriate times during construction and completed for implementation prior to first occupation of the dwelling.

10. Confirmation water consumption will not exceed 110 litres per person and contractor to liaise with Building control to confirm requirements.

11. Confirmation three swift nest bricks shall be incorporated within the external walls of each dwelling hereby approved and shall be retained thereafter - annotated on revised drawings, exact positions to be confirmed by contractor.