



Discharge of Conditions in relation to:

Planning approval ref: H08-0861-23 at:

**Land between 10 & 12 Risegate Road,
Gosberton Risegate,
Spalding,
Lincolnshire**



1. Introduction

1.1 The Application

This application is for the discharge of conditions relating to planning approval ref: H09-0490-22 and outlines all accompanying information requested by the LPA as part of that approval. The conditions requiring further input are outlined below along with the information required to support this.

2. Conditions

Condition 4 - *Before the commencement of the development hereby permitted beyond oversite a schedule of the materials to be used for hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the materials so approved.*

Both dwellings will have patio areas and paths all finished with an external porcelain tile with a cobble edging. The driveways and turning area accessing the dwellings and garages will be golden gravel. The remainder of the external areas will be lawn.

Condition 6 - *The development hereby permitted shall not be commenced until a scheme to deal with any contamination of land or pollution of controlled waters has been submitted to and approved in writing by the Local Planning Authority (LPA).*

A contamination report has been prepared by Humberside Materials Laboratory and a copy of this can be found accompanying this application. The recommendations from this report outline the need for samples to be taken and tested from a number of areas across the site, this is due to be carried out in the near future and the results of this stage will be forwarded on to the LPA as soon as they have been received.

Condition 7 - *The development hereby permitted shall not be commenced before details of the means of storage and disposal of refuse and recycling, as well as appropriate management and maintenance, have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented before the first occupation of relevant dwellings and shall thereafter be retained.*

A site layout plan has been included with this condition compliance application which also details the position of the refuse storage areas to each property. These have been sited in such a way that refuse collection vehicles are not required to enter either of the plots to take away the waste and recycling. They are also sized appropriately, at approximately 1x1.5m, to ensure that refuse bins/bags will not overflow into the surrounding driveways, footpaths etc.

Condition 9 - Before the commencement of the development hereby granted beyond oversight, full details of the proposed means of foul and surface water disposal to separate systems shall be submitted to and approved in writing by the Local Planning Authority and the details so approved shall be implemented in full before there are any flows into the receiving systems.

The surface water from each dwelling will discharge via its own independent below ground drainage system in to suitably sized soakaways. These will be in the form of soakaway crates and will allow for the natural dispersion of surface water into the ground at a controllable rate.

The foul water from each dwelling will be disposed of via a domestic waste treatment plant located in a suitable place within the site boundary of each plot, the treated waste water from these will then be distributed in to the ground via suitably designed soakaways.

Condition 10 - *A detailed scheme of construction management to minimise disturbance during the construction process through noise, dust, vibration and smoke shall be submitted to and approved in writing by the Local Planning Authority before the development commences and the construction process shall be carried out in accordance with the scheme so approved.*

It shall also include a tree protection plan, to ensure the preservation of the adjacent protected specimen.

A construction management plan has been prepared that details the site set-up, security, storage, protection of trees etc and this is included within the site layout plan that accompanies this application.

Condition 11 - *Prior to its installation, details of the proposed boundary treatments, including a schedule of fencing levels, heights and materials, and details of the size and species of any hedging, shall be submitted to and approved in writing by the Local Planning Authority, and the details so approved shall be implemented in full before the development is first brought into use and retained thereafter.*

Details of boundary treatments, site levels etc are all included within the site layout plan which accompanies this application. The existing hedging to the east and west boundaries will be maintained, unless pruned/reduced where necessary, as existing.

Condition 13 - *Before the commencement of the development hereby permitted beyond oversight, the approval of the Local Planning Authority is required to a scheme of landscaping and tree planting for the site (including screening of bin collection points) indicating, inter alia, the number, species, heights on planting and positions of all the trees, together with details of post-planting maintenance. Such scheme as is approved by the Local Planning Authority shall be carried out and completed in its entirety during the first planting season following practical completion of the development. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.*

Details of site planting, levels etc are all included within the site layout plan which accompanies this application. The details regarding maintenance, heights etc within the document will be maintained by the owners of the properties for the foreseeable future.