

CONDITION NOTES:

PLANNING APPLICATION REF H09-1094-21
APPEAL REF APP/A2525/W/22/3309266

CONDITION 6:

REFER TO PLAN AND DRAINAGE LEGEND FOR LAYOUT AND DETAILS.

SURFACE WATER RUN-OFF FROM THE ROOFS OF THE PROPOSED DWELLINGS AND GARAGES SHOULD BE DISCHARGED INTO SOAKAWAY CRATES. 120L CAPACITY WATER BUTTS PROVIDED TO THE REAR OF ALL PLOTS TO INTERCEPT AND STORE RAINWATER. THE INFILTRATION SYSTEM TOGETHER WITH ASSOCIATED DRAINAGE SHOULD BE DESIGNED TO BRE DIGEST 365 AND MEET THE REQUIREMENTS OF PART H OF BUILDING REGULATIONS.

EXISTING ACCESS DRIVE TO BE UPGRADED FROM EXISTING LOOSE LIMESTONE FORMATION TO A PERMEABLE BLOCK PAVING SPECIFICATION. PRIVATE DRIVEWAYS TO BE EITHER GRAVEL OR PERMEABLE BLOCK PAVING TO ENSURE SUDS ARE INCORPORATED TO ALL VEHICLE SURFACES.

FOUL WATER FROM NEW DWELLINGS AND GARAGES TO DISCHARGE INTO EXISTING 150MM DIAMETER FOUL WATER SEWER VIA EXISTING 120MM DIAMETER PCC MANHOLE AND DISCHARGE INTO PUBLIC FOUL WATER SEWER IN LOW LANE.

CONDITION 7:

BRICKS: RED MULTISTOCK - WIENERBERGER HATHAWAY BRINDLE/HERITAGE BLEND (OR SIMILAR).
ROOF TILES: DOUBLE PAN TILES - WIENERBERGER SANDTOFT (OR SIMILAR).
SWIFT BRICKS: INTEGRATED TO MATCH FACING BRICKS.
BAT BOXES: INTEGRATED TO MATCH FACING BRICKS.
WINDOWS: UPVC.
DOORS: COMPOSITE UPVC.
BI-FOLD DOORS: ALUMINUM.
GARAGE DOORS: POWDER COATED STEEL.
RAINWATER GOODS: UPVC.
PERMEABLE BLOCK PAVING: MARSHALLS DRIVESETT TEGULA PRIORA TRADITIONAL (OR SIMILAR).
PAVING: INDIAN SANDSTONE (OR SIMILAR).
SOLAR PHOTOVOLTAIC PANELS: BLACK CRYSTALLINE.

CONDITION 8:

REFER TO PLAN AND LANDSCAPING LEGEND FOR LAYOUT AND DETAILS.

POST PLANTING MAINTENANCE:
KEEP GRASS WELL WATERED AFTER LAYING/SOWING TO PREVENT DRYING OUT UNTIL ESTABLISHED.
MOWING TO BE CARRIED OUT USING A SUITABLE MOWER TO MAINTAIN AT THE DESIRED HEIGHT BETWEEN APRIL AND SEPTEMBER.
SPOT TREATING ISOLATED WEED GROWTH MAY BE CARRIED OUT BY HAND OR HERBICIDE APPLICATION.
SCARIFY GRASS AS NECESSARY IN THE AUTUMN.
APPLY FERTILISER AS NECESSARY IN THE SPRING AND AUTUMN.
REINSTATEMENT BY RE-TURFING OR RE-SEEING WORN AREAS TO BE UNDERTAKEN AS NECESSARY IN SPRING OR AUTUMN.

CONDITION 9:

ALL REFUSE AND RECYCLING TO BE STORED AT EACH PROPERTY UNTIL COLLECTION DAY WHEN IT WILL BE TAKEN BY RESIDENTS TO THE DESIGNATED COLLECTION POINT AT THE HEAD OF THE ACCESS DRIVE OFF LOW LANE.

CONDITION 10:

REFER TO PLAN, LANDSCAPING LEGEND AND BOUNDARY TREATMENT DETAILS.

LANDSCAPING LEGEND
(CONDITION 8)



PERMEABLE BLOCK PAVING



BLOCK PAVING APRON



GRAVEL



PAVING



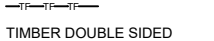
GRASS



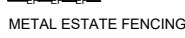
EXISTING MATURE HEDGE RETAINED



BRICKWALL WITH TIMBER INFILL PANELS



TIMBER DOUBLE SIDED TONGUE AND GROVE FENCE



METAL ESTATE FENCING



EXISTING BOUNDARY RETAINED

DRAINAGE LEGEND
(CONDITION 6)



FOUL DRAINAGE



STORM DRAINAGE



MANHOLE



INSPECTION CHAMBER



SOIL & VENT PIPE



INLET GULLY



THRESHOLD DRAIN



RAINWATER DOWNPIPE

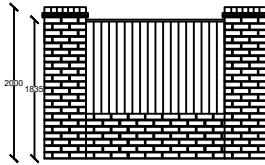


SOAKAWAY CRATE

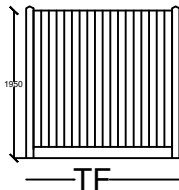


PERMEABLE BLOCK PAVING

BOUNDARY TREATMENT DETAILS
CONDITION 10
(1:100)



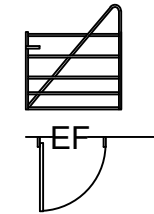
BRICKWALL WITH TIMBER INFILL PANELS



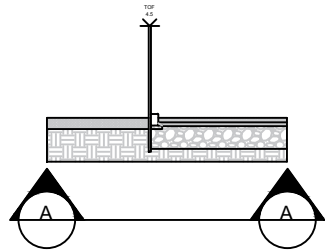
TIMBER DOUBLE SIDED TONGUE AND GROVE FENCE WITH CONCRETE POSTS AND GRAVEL BOARDS



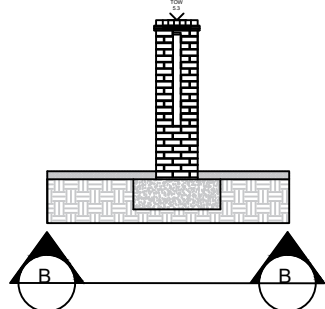
BLACK METAL ESTATE FENCING



BLACK METAL ESTATE FENCING GATE



BLACK METAL ESTATE FENCING



BRICK WALL WITH TIMBER INFILL PANELS

Notes as Applicable

GENERAL

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ANY/ALL OTHER DOCUMENTS ISSUED FOR THIS PROJECT. THESE INCLUDE CONTRACT DRAWINGS, SPECIFICATIONS & SCHEDULE OF WORKS.
2. ALL BUILDING MATERIALS SPECIFIED SHALL COMPLY WITH THE REQUIREMENTS OF THE CURRENT BUILDING REGULATIONS, BRITISH STANDARDS, BRITISH STANDARD CODES OF PRACTICE AND SHALL BE TO THE SATISFACTION OF THE LOCAL AUTHORITY & CONTRACT ADMINISTRATOR.
3. ALL STRUCTURAL WORKS ARE TO BE CARRIED OUT IN FULL ACCORDANCE WITH STRUCTURAL ENGINEER'S APPROVED CALCULATIONS AND DETAILS AND TO THE SATISFACTION OF THE LOCAL AUTHORITY BUILDING CONTROL OFFICER.
4. ALL WORKS ON SITE TO BE CARRIED OUT IN FULL ACCORDANCE WITH THE CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015 AND CURRENT HEALTH & SAFETY LEGISLATION.
5. THE CONTRACTOR MUST SITE CHECK ALL DIMENSIONS PRIOR TO ORDERING MATERIALS. FIGURED DIMENSIONS ARE TO BE USED FOR TENDER PURPOSES ONLY. DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE CONTRACT ADMINISTRATOR BEFORE PROCEEDING.