SWANN EDWARDS
ARCHITECTURE

CONDITION CLEARANCE REPORT
APP/A2525/W/15/3011299

PROPOSED FLATS

AT

HALMER GRANGE
GRANGE DRIVE
SPALDING
LINCOLNSHIRE

FOR

MARKET HOMES LTD

Job No. SE-185

October 2015

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Condition 1
The development hereby permitted shall begin not later than three years from the date of this decision.

The intention is to commence construction this year (2015).

Condition 2
The development hereby permitted shall be carried out in accordance with the following approved plans: SE-185 20C, SE-185 21C, SE-185 22F and SE–185 23B.

Proposal to be carried out in accordance with the above drawings.

Condition 3
The development hereby permitted shall incorporate the following flood mitigation measures:

a) **the finished floor levels of all flats shall be set a minimum of 150mm above existing ground floor levels of the building;**
b) **flood resilient and resistant construction techniques shall be incorporated throughout the development to a minimum height of 1.80m above ground level; and**
c) **demountable defences to a height of 600mm above finished floor levels shall be fitted on all ground floor doorways.**

Proposal to be carried out in accordance with flood risk assessment.

Condition 4
Before the commencement of the development hereby permitted, full details of the means of surface water disposal including maintenance, shall be submitted to and approved in writing by the Local Planning Authority. The details so approved shall be implemented in full before the occupation of any of the flats hereby permitted.

The existing surface water drainage system is to be used.

Condition 5
Before the occupation of any of the flats hereby permitted, a management plan for the areas of open space within the site, refuse/recycling collection facilities and parking areas shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include details of management responsibilities and maintenance schedules. The management of these areas and facilities shall be carried out in accordance with the approved management plan.

This will be provided at the relevant stage.

Condition 6
Before the commencement of development hereby permitted, details of the proposed boundary treatment, including a schedule of 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 occupation of any of the flats hereby permitted.

All boundary treatments are to as shown on drawing number: SE-185-22F.

Condition 7
Before development commences 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 and the construction process shall be carried out in accordance with the scheme so approved.

Temporary Heras fencing with advice notices will be installed across the front of the site during construction, and carefully removed once construction is completed.

Stand pipe with hose is to be provided for the duration of the project, should the need arise for road cleaning the applicant has access to a local company who provide this service.

The applicant Mr W Delahoy will be on site as the main contractor for the duration of the project and will monitor construction noise along with the working hours to ensure nuisance is kept to a minimum.

Dust is to be controlled during the demolition stage by dampening the materials with the onsite water supply and hose.

During the construction phase all cutting of materials is to take place in main car park to limit any dust leaving the site with water dampener.

No fires are to be undertaken on site.

The site is to have a notice added to the front security fencing giving a contact number for Mr Delahoy to overcome any complaints which may occur during the construction phase.

Condition 8
Prior to the commencement of the development hereby permitted, details of proposals for the parking of all vehicles associated with the construction works, including employees' private cars, clear of the highway, shall be submitted to and approved in writing by the Local Planning Authority. Parking shall be restricted in accordance with the details so approved.

The parking and turning areas for the flats is to be used for contractors turning and parking during the construction phase.

Condition 9
Before the commencement of the development hereby permitted, details of the hours of working during the construction period shall be submitted to and approved in writing by the Local Planning Authority. Work shall only take place during the hours so approved.

Working hours are to be 8:00am – 6:00pm weekdays and 8:00am – 2:00pm Saturdays, no work on Sundays.

Condition 10
Before the commencement of the development hereby permitted, a scheme of landscaping for the site indicating, inter alia, the number, species, heights on planting and positions of all the trees, shrubs and bushes together with details of post-planting maintenance, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety within a period of 12 months beginning with the date on which development is commenced. 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 development and during that period all losses shall be made good as and when necessary.

All landscaping exists and is to be protected during the construction phase of the project. No new landscaping is proposed.

Condition 11
Before the commencement of the development hereby permitted a schedule of external materials of construction of buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. Samples shall be provided as may be required by the Local Planning Authority of the materials in the schedule and the use of such samples shall be approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the schedule and samples so approved.

All external materials are to match existing, as shown on approved drawings.