Planning Conditions Specification

For

Residential Development

At

Plot adjacent 33 Cross Road
Sutton St Edmund
Spalding
Lincolnshire
PE12 0LS

Client

Ridge Oak Developments Ltd

To be read in conjunction with

- Plans P-21-2114-1 to P-21-2114-5

Project Reference	21-2114
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SUBJECT TO PLANNING APPROVAL

PLANNING CONDITION 4 - LANDSCAPING

Planting shall be implemented during the first planting season from Mid-November to Mid-March following substantial development completion or phases thereof.

Plant stock must be in strict accordance with the schedule of plants shown on the drawing.

All tree and shrub planting and turfing shall be carried out in accordance with British Standard 3936 & 4428.

No planting shall take place when the ground is frozen, wet or waterlogged or in excessively windy conditions, or in any other conditions that could adversely affect the successful establishment of plant material. All plants on site to be protected from adverse weather conditions.

All plants must be planted in the locations shown on the drawings.

Trees to be as shown on plan and minimum 1.5m in height.

Excavate pits so that the diameter / depth of the pit allows a gap of approximately 150mm between the extent at the roots and the side of the pit. Remove all stones and other debris and all vegetative material. Remove any excavated material that is not suitable to form on open textured free draining growing medium and replace with topsoil.

Double Staking Large Standard Trees: Stake trees with 100mm diameter timber, driven vertically into base of pit. Position trees, and fix to stakes using biodegradable tree tie.

MAINTENANCE
Carry out the following maintenance operations until planting is established. Ensure that maintenance operations are carried out as necessary to keep the works in a tidy condition throughout the maintenance period.

Weed control: Remove all weed growth by hand or treat with spot herbicide applications, taking care to avoid spray drift. Spraying to be carried out in accordance with COSHH regulations 1994. All arisings to be removed from site.

Litter removal: Remove from site all litter and other debris during each maintenance visit.
Pruning: Prune off dead, damaged, diseased or misshapen growth from shrubs and trees to promote good habit and shape.

Replacement: Replace or make good immediately, any soft landscape item that fail, or does not develop full foliage during the maintenance period.

Watering: Water soft landscape items as necessary throughout the maintenance period, to ensure establishment. Replace or make good immediately, any soft landscape item that fails due to lock of water.

PLANNING CONDITION 9 - GAS PROTECTION

Provide beam and block ground floor, with minimum of 225mm ventilation gap between stripped site and suspended floor. Ventilation below floor void to be provided in parameter and cross walls in position as indicated by floor manufacturer to achieve a minimum of one complete volume change per 24 hours and at a rate of at least 1500mm^2 per m run of external wall or 500m2 per m2 of floor area whichever gives the greater openings.

On top of beam and block floor lay Glidevale GDB10 Plus membrane or equivalent to meet the gas protection measures as specified in CIRIA C665 for sites classified as Amber 1 using the NHBC traffic light system.

Overlap membrane joints by a minimum of 50mm and seal using Glidevale 50mm wide double-sided Gas Jointing Tape. Protect the exposed edge of the joint by taping to the underlying layer using Glidevale 50mm wide foilfaced Joint Protection Tape. Alternatively the joint can be formed using 150mm gas resistant tape. Sleeve service pipe penetrations using Glidevale RPS1 pipe seals, lapped and sealed to the membrane as above.

Ensure continuity of gas and damp barrier at all external walls by installing Glidevale Slab Edge Protection Tray sealed to the membrane using Glidevale 50mm wide double-sided Gas Jointing Tape. Alternatively the joint can be formed using 150mm gas resistant tape. Provide continuous gas and damp protection in the wall cavity by installing Glidevale polypropylene Cavity Barrier and combined Cavity Tray. Seal Glidevale Slab Edge Protection Tray to the top of the Cavity Barrier tray using Glidevale 12mm wide double-sided Gas Jointing Tape. Site Glidevale MV650 universal weep ventilators directly on the Cavity Barrier tray in the external masonry leaf at maximum 450mm centres around the building perimeter.