Architectural Consultant

Discharge of Conditions in relation to:

Planning approval ref: H21-0785-24 at:

Land at Rectory Farm,

Rectory Road,

Tydd St Mary,

Spalding,

PE13 5QL



1. Introduction

1.1 The Application

This application is for the discharge of conditions relating to planning approval ref: H21-0785-24 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 3 - *Before the commencement of the development hereby permitted above slab level, a schedule of external materials shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of the proposed brickwork, roof materials, and window/door frames. The development shall be constructed in accordance with the materials so approved.*

External walls – The external walls of both plot 1 and 2 will be Vandersanden Flemish Antique brick finished in stretcher bond. The garage to plot 2 will be in the same brickwork to tie in with the dwellings.

Roofs – Plot 1 will have a natural blue slate finish across all areas, including the porch and dormers. Plot 2 will have a natural clay terracotta pantile as will the garage, again to tie in with the dwelling.

Rainwater goods – Both plot 1 and 2 will have cast iron rainwater goods, including all guttering, downpipes, hoppers etc, and will be installed on rise and fall brackets bedded within the external walls. The colour of all rainwater goods throughout will be black.

Windows & Doors – The windows to plot 1 will be flush casements throughout and will be constructed from timber, they will be finished in a cream paint. The main front door will be solid oak and the remaining doors will be timber with a cream painted finish to match the windows. Plot 2 will also have timber flush casements finished in a taupe/antique coloured paint, the main front door will also be oak and all other doors will be timber painted in the taupe/antique colour to match.

JC Architectural Consultant
Rose Villa, Main Road, Holbeach Drove, Spalding, Lincs, PE12 0PS
M: 07917 358101 **E:** josh@jcarchitectural.co.uk **W:** www.jcarchitectural.co.uk

Hardstanding – Patio areas and paths will be finished with an external porcelain tile with a cobble edging. The driveway and turning area to the front of the garage will be golden gravel. The remainder of the external areas will be lawn.

Condition 4 - *The development hereby permitted shall be carried out in accordance with the measures set out in the Flood Risk Assessment (S M Hemmings B Sc C Eng MICE MIWEM) forming part of this planning application. In particular, the following measures shall be fully implemented before the property is first occupied:*

- The ground floor level of the proposed dwellings should be at least 300mm above the existing ground level on the southern part of the site and 300mm above the level of Rectory Road at the entrance to the site.
- Occupiers of the properties should register with the Environment Agency's Floodline Warnings Direct Service to receive automated early warnings of potential flooding.

The guidance set out in the approved Flood Risk Assessment will be followed with all ground floor levels (excluding the garage) being set at 300m above the level of Rectory Road at the entrance to the site. The occupants will also register with the Environment Agency's Floodline Warnings Direct Service, as suggested in the FRA.

Condition 5 - *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 phase 1 desk top contamination report and phase 2 site investigation and contamination assessment report have been prepared by Lucion Ground Engineering and a copy of these can be found accompanying this application.

The recommendations from these reports are that there have been varying levels of contamination found throughout the site but all generally represent a relatively low level of risk to site workers and future occupants. The phase 2 report states that a higher concentration of potentially contaminating material was found to the south eastern corner of the site and consideration should be given to undertaking additional investigation. Elsewhere the report states that new landscaped areas should have the introduction of 600mm of new certified topsoil to avoid any contact with

JC Architectural Consultant
Rose Villa, Main Road, Holbeach Drove, Spalding, Lincs, PE12 0PS
M: 07917 358101 **E:** josh@jcarchitectural.co.uk **W:** www.jcarchitectural.co.uk

potentially contaminated material at lower levels and if any asbestos containing material is found it should be screened off and removed by hand to avoid further contamination.

The phase 2 report then goes on to state that upon completion of any remedial works it is recommended that all work be documented and a validation report be prepared containing a number of items, including records of removed and imported material as well as the result of any further test that may result during the works.

JC Architectural Consultant
Rose Villa, Main Road, Holbeach Drove, Spalding, Lincs, PE12 0PS
M: 07917 358101 **E:** josh@jcarchitectural.co.uk **W:** www.jcarchitectural.co.uk