

DISCHARGE OF CONDITION APPLICATION STATEMENT

Barn Conversion, Coc Y North Lane, Rhiwderin, NP10 8RR

This application seeks to discharge the pre commencement conditions associated with the approved application 24/0274. Below is a breakdown of the information provided to discharge the necessary conditions.

6. Notwithstanding the submitted plans, no development shall commence until the size, design, material, appearance, means of opening and joinery of all new windows, doors, rooflights, fascia boards and rainwater goods of the new dwelling hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details prior to the beneficial occupation of the dwelling and retained for the lifetime of development.

The required details are provided on drawing SD120-20, which sets out the full specification and design information for all new openings, joinery and associated rainwater goods.

7. Notwithstanding the submitted plans, no development shall commence until a detailed specification for stonework and pointing of stonework to be used in the development hereby permitted, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

The detailed specification for the stonework and pointing has been prepared and is submitted with this application as drawing SD120-21

8. Notwithstanding the submitted plans, no development shall commence until there has been submitted to and approved in writing by the Local Planning Authority a plan showing the position, height, design and materials of boundary wall to be erected adjacent to the parking area and Coc Y North Lane. The boundary treatment shall be completed in accordance with the approved details prior to occupation of the dwelling and shall then be retained in that manner for the lifetime of development.

The details of the proposed boundary wall, including its position, design and materials, are provided on drawing SD120-22.

13. No works shall take place on the site at all until a method statement comprehensively detailing the phasing and logistics of demolition/construction has been submitted to and approved in writing by the Council as Local Planning Authority. The method statement shall include, but not be limited to: Construction traffic routes, including provision for access to the site Entrance/exit from the site for visitors/contractors/deliveries Location of directional signage within the site Siting of temporary containers Parking for contractors, site operatives and visitors Identification of working space and extent of areas to be temporarily enclosed and secured during each phase of demolition/construction Temporary roads/areas of hard standing Schedule for large vehicles delivering/exporting materials to and from site and details of manoeuvring arrangements Storage of materials and large/heavy Vehicles/machinery on site Measures to control noise and dust Details of street

weeping/street cleansing/wheel wash facilities Details for the recycling/disposing of waste resulting from demolition and construction works Hours of working Phasing of works including start/finish dates For the avoidance of doubt all construction vehicles shall load/unload within the confines of the site and not on the highway. The development shall be carried out in accordance with the approved plan, unless otherwise agreed in writing with the Council as Local Planning Authority.

The full Demolition and Construction Method Statement has been prepared and is submitted alongside this application, together with drawing SD120-23. The statement covers access arrangements, contractor parking, material storage, noise and dust control, working hours, waste management, and overall phasing of works.

17. Prior to the commencement of development details of the retained field embankment shall be submitted to and approved in writing by the Council as Local Planning Authority. Such details shall include plans, sections and structural calculations to prove that the embankment is capable of supporting the likely future loading. The development hereby approved shall not be occupied until earthworks have been provided/modified in accordance with the approved details.

There is no retained field embankment proposed as part of this approved development. The condition is therefore not applicable and is requested to be formally removed/discharged.