

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 approved planning application 24/0274. A previous discharge of conditions application was refused on the basis that further detail was required in relation to Conditions 6, 7, 8 and 17. The submitted information has now been reviewed and updated to address the comments contained within the officer report. A summary of the information submitted is provided below.

Condition 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 SD120-20B. The drawing has been updated to provide additional information regarding materials, joinery details, fascia boards, rainwater goods, rooflights, lintels and opening arrangements in accordance with the comments contained within the officer report. European Oak joinery, black powder-coated aluminium bifold doors, black painted softwood fascia boards and textured black aluminium rainwater goods are now clearly specified.

Condition 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 has 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 reviewed and updated and is submitted as drawing SD120-21B. The specification confirms that all existing stonework will be retained and repaired wherever possible, with any replacement stone sourced locally to match the existing in terms of size, colour, texture and coursing. Existing pointing will be carefully removed by hand and replaced using NHL2 lime mortar and locally sourced sharp sand with a brushed flush or slightly recessed finish to match the existing character of the building.

Condition 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 required details are provided on drawing SD120-22B. The drawing has been updated in response to the officer comments and now includes details of the proposed cock-and-hen coping, wall construction, foundation arrangement, through stones and the use of reclaimed stone recovered from the formation of the new internal opening within the barn. The pointing specification is confirmed to match that proposed for the parent building.

Condition 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.

The applicant respectfully notes that no retaining field embankment forms part of the approved development. The only raised landform within the vicinity of the access is the existing earth bank beneath the roadside hedgerow. This is a naturally occurring field boundary feature and is not a retaining structure. No works are proposed to this bank and it will remain unaffected by the approved development.

The applicant notes that the approved soft landscaping scheme refers to the existing roadside bank being "retained" as part of the landscape proposals. It is possible that this reference has led to some confusion regarding the wording of Condition 17. The landscape drawings use the term "retain" in the sense that the existing earth bank beneath the hedgerow will remain in situ and be preserved as an existing landscape feature. No retaining structure, engineered embankment or earth retention works are proposed as part of the approved development.

Notwithstanding the above, drawings SD120-24 and SD120-25 have been prepared showing existing and proposed sections through the area referred to within the condition. These drawings demonstrate that the existing bank will remain substantially unchanged and that no excavation, regrading or structural alteration is proposed. The only works proposed within the vicinity comprise the construction of a low stone boundary wall adjacent to the access. The approved works do not involve any alteration to the existing bank and therefore do not affect its stability or structural performance.

Reference has been made within the officer report to an existing pipe located beneath the access. This is an old cast iron pipe which historically discharged into the adjoining field. The pipe is blocked with soil and gravel and appears to be redundant. Regardless, the existing access has historically been used by agricultural vehicles accessing the field, which would generate loading significantly greater than that associated with a single residential dwelling. The proposed use therefore represents a reduction in loading when compared to the historic agricultural use of the access.

As no retained embankment or engineered retaining structure forms part of the approved development, the applicant respectfully considers that structural calculations are neither necessary nor relevant in this instance. The submitted drawings are therefore considered sufficient to demonstrate compliance with the intent of the condition and it is respectfully requested that Condition 17 be discharged accordingly.