

PLANNING CONDITIONS SCHEDULE

Erection of 4 no detached dwellings
Garages at Cranford Drive, Hayes

Our Ref: 23022
21 Oct 2024

Planning ref: 77448/APP/2023/1159
Dated: 18 October 2023

3. Sustainable water management

3 No development above ground level shall take place until a scheme for the provision of sustainable water management and water efficiency shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall: i. Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters; ii. Include a timetable for its implementation; and iii. Provide a management and maintenance plan for the lifetime of the development The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will: iv. Provide details of water collection facilities to capture excess rainwater; v. Provide details of how rain and grey water will be recycled and reused in the development; vi. Provide details of how the dwelling will achieve a water efficiency standard of no more than 110 litres per person per day maximum water consumption (to include a fixed factor of water for outdoor use of 5 litres per person per day in accordance with the optional requirement defined within Approved Document G of the Building Regulations). Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

*See Nimbus Engineering Consultants drawings
C3154-R1-REV-A 21-06-24
C3154-R2-REV-A 21-06-24*

4. Demolition and construction management plan

4 No development shall take place until a demolition and construction management plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall detail: PDECSTD (ODB 2022) 77448/APP/2023/1159 2 of 11 a) The phasing of development works b) Types of vehicles accessing the site, including their ability to enter the shared driveway without affecting neighbouring properties c) The hours during which development works will occur d) How

vehicles will access the site whilst protecting neighbouring sites e) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities) f) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours) g) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process h) The storage of demolition/construction materials on site The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

See attached demolition and construction management plan prepared by Kearns Development Ltd

7. Step free access

7 Prior to the construction of the hereby approved dwellings details of step free access via all points of entry and exit for each of the dwellings shall be submitted to, and approved in writing, by the Local Planning Authority. Such provision shall remain in place for the life of the building.

See Site plan drawing 23022/2 P2

8. M4 (2)

8 The dwellings hereby approved shall accord with the requirements of Policy D7 of the London Plan, and shall not be occupied until certification of compliance with the technical specifications for an M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, has been submitted to, and approved in writing, by the Local Planning Authority. All such provisions must remain in place for the life of the building.

See the M4 (2) Compliance report along with drawings 23022/2P3 and 3P2

9. Levels

9 No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter, the development shall not be carried out other than in accordance with the approved details.

See Site plan drawing 23022/2P2

10 Contamination

10 (i) The development hereby permitted shall not commence until a scheme to deal with contamination has been submitted and approved by the Local Planning Authority (LPA). The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically and in writing: (a) A desk-top study carried out by a competent person to characterise the site and provide information on the history of the site/surrounding area and to identify and evaluate all potential sources of contamination and impacts on land and water and all other identified receptors relevant to the site; (b) A site investigation, including where relevant soil, soil gas, surface and groundwater sampling, together with the results of analysis and risk assessment shall be carried out by a suitably qualified and accredited consultant/contractor. The report should also clearly identify all risks, limitations and recommendations for remedial measures to make the site suitable for the proposed use. (c) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement. (ii) If during development or works contamination not addressed in the submitted remediation scheme is identified, an addendum to the remediation scheme must be agreed with the LPA prior to implementation; and (iii) All works which form part of the remediation scheme shall be completed and a verification report submitted to the Council's Environmental Protection Unit before any part of the development is occupied or brought into use unless the LPA dispenses with any such requirement specifically and in writing.

See Preliminary Risk Assessment and Site Investigation and Generic Quantitative Risk Assessment prepared by Aviron Ltd, ref 24-221.01 dated August 2024

(Please note: As this is a large file please arrange for the file to be transferred by WeTransfer to email ian@hda-architecture.co.uk)

12. Materials

12 No development above ground level shall take place until details of all materials and external surfaces (associated with the proposed development) have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such. Details should include information relating to make, product/type, colour and photographs/images.

Roof

Concrete interlocking tile - Marley Eternit Modern – Smooth Grey



Walls

Buff facing brickwork to match existing.



<https://www.wienerberger.co.uk/product-range/bricks/> Anglesey Weathered Buff

Windows

Grey upvc

Entrance doors

Grey composite doors

Patio doors

Grey powder coated aluminium or grey upvc patio doors

Fascia

Grey upvc projecting soffit and fascia

Gutters

Grey plastic gutters and downpipes

Canopy

Projecting flat roof canopy with grey upvc fascia and soffit

Materials to external hard surfacing

See Site Plan drawing 23022/2P2 showing location of various types of paving

Parking area

Block pavers - Marshalls Driveline Priora Permeable concrete block pavers - Buff



<https://www.marshalls.co.uk/gardens-and-driveways/driveways/permeable-paving>

Walkway

Resin Bound Gravel



Footpaths around house and patio

Marshalls Utility Pendle Riven paving - Buff colour, 450 x 450 x 32mm thick



Brick wall (Adjacent new dwelling)

2.25m high brick walls in facing brick to match houses with grey powder coated aluminium capping

Close boarded fence (between rear gardens and open space)

1.8m high timber close boarded fence with concrete posts



13. Landscaping (car parking & refuse/cycle storage)

13 No development above ground level shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

1. Details of Soft Landscaping

1.a Planting plans - including details of the 7 (high carbon adsorbing) replacement trees to be provided on site (at not less than a scale of 1:100)

1.b Written specification of planting and cultivation works to be undertaken

1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

See landscape drawing LC-2979-01

2. Details of Hard Landscaping

2.a Refuse Storage

See Site Plan drawing 23022/2P2

2.b Cycle Storage (2 cycle storage spaces shall be provided for each of the approved dwellings and the storage units shall be secure and enclosed)



A timber lockable cycle store as above to be installed in each rear garden.
See Site Plan drawing 23022/2P2.

2.c Means of enclosure/boundary treatments

See information under condition 12

2.d Hard Surfacing Materials

See information under condition 12

2.e External Lighting

See Site Plan drawing 23022/2P2

2.f Other structures (such as play equipment and furniture)

N/A

3. Details of Landscape Maintenance

3.a Landscape Maintenance Schedule for a minimum period of 5 years

3.b Proposals for the replacement of any tree, shrub, or area of turfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased

See landscape drawing LC-2979-01

4. Details regarding the height, width, depth, composition and location of the green wall to be incorporated into the proposed development.

See landscape drawing LC-2979-01

4.1 A installation and maintenance/management plan for the wall

5. Schedule for Implementation Thereafter the development shall be carried out and maintained in full accordance with the approved details.

See landscape drawing LC-2979-01

16. Energy Statement

16 No development above ground level shall take place until a sustainability and energy statement has been submitted to and approved in writing by the Local Planning Authority. The sustainability and energy statement shall demonstrate how a 10% reduction in carbon dioxide emissions beyond Building Regulations requirement Part L 2013 (TER Baseline) has been achieved including full technology specifications and locations. Thereafter, the development shall be carried out in accordance with the approved details.

See Sustainable Design and Energy Statement dated 24 Sept 2024