



f.a.o. Mr Robert Coles
Studio 4b

(Via email: bobcolesarchitect@btinternet.com)

Dyddiad/Date: 25.11.2022

Ein Cyf / Our ref: P/22/0216

Eich Cyf / Your ref:

Gofynnwch am / Please ask for: David Cross

Llinell Uniongyrchol / Direct Line: 07761330349

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Dear Mr Coles

RE: Discharge of conditions 2 (Material Finishes), 3 (Drainage Details), 4 (Boundary Details), 6 (Landscaping), 7 (Land Contamination) and 9 (Obscured Glazing) of planning permission P/19/0048 relating to a new dwelling

I write in regards to the above mentioned application and the supporting information provided, which includes a Contaminated Land Assessment Report, SAB approval letter, landscape planting scheme and details plans.

Condition 2: Material Finishes

The proposed external material finishes, comprising smooth render on the elevations, natural slate on the roof, stone cills and upvc windows, door and guttering (as illustrated on drawing no. BC09) are acceptable.

Condition 3: Drainage Details

It is acknowledged that the proposed surface water and foul drainage scheme would both connect to an existing combined sewer system, which has also been reviewed as part of a SAB application. A copy of the approval notice has been provided to demonstrate the proposed drainage scheme has been agreed.

Condition 4: Boundary Fencing

The submitted site plan (drawing no. DOC/BC01 Rev A) illustrates a retaining wall not exceeding 1m in height with a timber fence above, not exceeding an overall height of 1.8m, is proposed along the eastern boundary of the site. Similarly, a part retaining wall with a timber fence above (not exceeding 1.8m height) is also proposed around the private garden area. These details are deemed to be acceptable.

Condition 6: Landscaping

The submitted landscaping scheme, illustrates a total of 5 trees would be planted, of which three would be located in private garden, one to the rear of the garages and one between the dwelling and detached garage. Details of the ground preparation for the tree pits have been provided, together with details for the planting of a hedgerow within the garden along the southern boundary and along the outside of the western garden boundary. This planting scheme is deemed to be acceptable.

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Condition 7: Land Contamination

The Contaminated Land Assessment Report concludes that there was no detectable contamination identified within the site. This report has been reviewed by Environmental Health and the conclusions reached are deemed to be appropriate and no further concerns have been highlighted.

Condition 9: Obscured Glazing

It is noted on the site plan (drawing no. DOC/BC01 Rev A) that the dormer window on the eastern elevation shall be fitted with Pilkington Stippolyte textured glass providing level 4 privacy. The proposed obscured glazing is deemed to be acceptable.

Accordingly, the requirements of conditions 2, 3, 4, 6, 7 & 9 of planning permission P/19/0048 can now be discharged, subject to the works being completed in accordance with the approved details. I have enclosed an updated planning permission, which reflect this decision.

Yours sincerely


JUDITH JONES
DIRECTOR OF NEIGHBOURHOOD SERVICES

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