



# DOC SUMMARY

The Grange, Westergate Street, Westergate, PO20 3SQ

The Grange, Westergate Street, Westergate, PO20 3SQ

AL/28/21/PL

Demolition of 2 No. outbuilding & erection of 2 No 1.5 storey dwellings, detached garage block & associated scheme of hard & soft landscaping.

Date of decision 21st July 2021

DISCHARGE OF CONDITIONS 3, 5, 6, 8, 9, 10, 11, 13, 15 & 16

1. THE EXPIRATION OF THREE YEARS

*Informative*

2. APPROVED PLANS

*Informative*

3. SCHEDULE OF MATERIALS

*Pre-commencement of works above DPC level, for external walls and roofs of the proposed houses*

Materials Plot 1

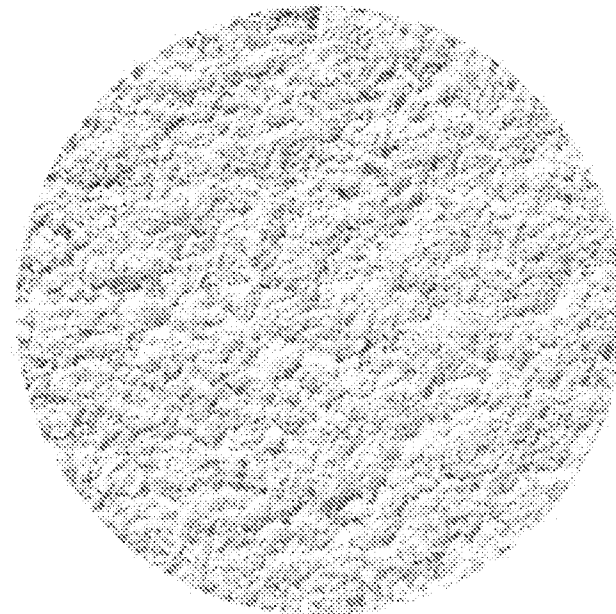
- Lower Walls: Bricks - Weinerberger Kassandra Multi
- Upper Walls Gables: Timber cladding – Red Western Cedar - untreated
- Roofing Material: Clay tile – Marley Acme Single Camber Clay Plain Tile – Farmhouse Brown

Materials Plot 2

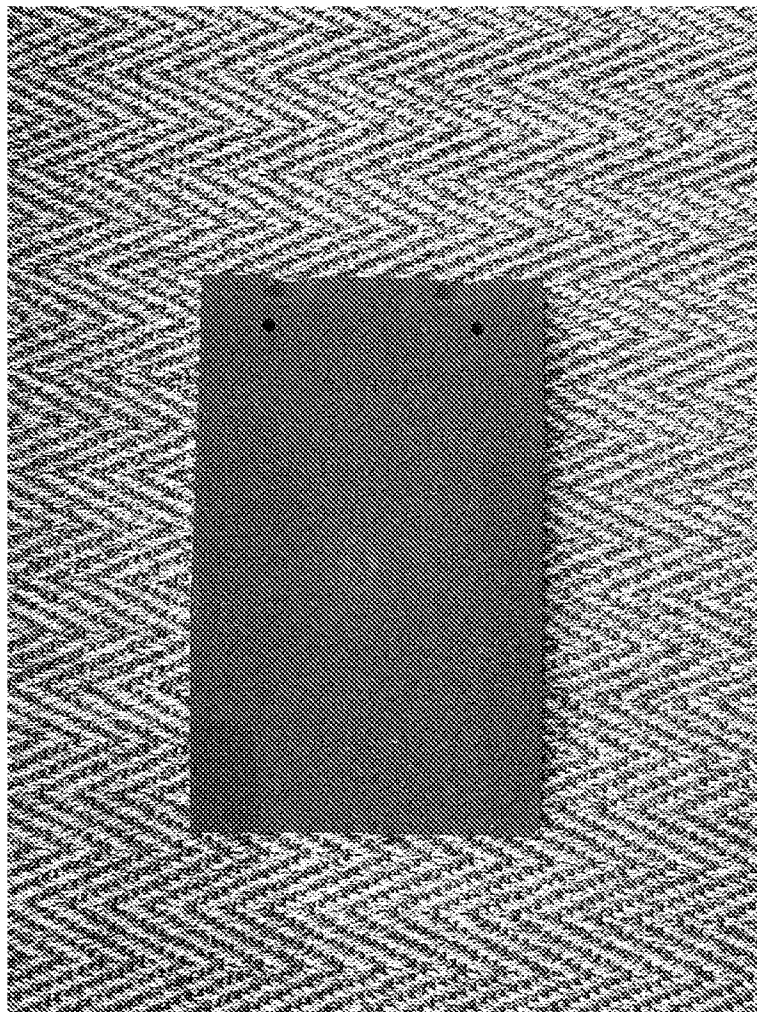
- Lower Walls: Render – K-Rend colour-through render, colour off white
- Upper Walls Gables: Timber cladding – Red Western Cedar – untreated
- Roofing Material: Clay tile – Marley Acme Single Camber Clay Plain Tile – Farmhouse Brown



Timber cladding



Render



Clay tile



Bricks

#### 4. CONSTRUCTION HOURS

*Informative*

#### 5. CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN

*Pre-commencement*

- The number of and frequency of vehicles will vary throughout the course of the works. The most intensive periods for larger vehicles will be during groundworks and delivery of bulky materials for the superstructure:
  - Spoil/muckaway – during footings and reduced level dig (including remediation works) MAX 9 GRAB LORRIES PER DAY
  - Pouring of footings – MAX 6 CONCRETE LORRIES PER DAY
  - Delivery of beam/block floor, timber frame, brick/blocks/tiles – MAX 5-6 LORRIES A DAY
- Deliveries will only be permitted between 0800 & 1800 hours Monday to Friday and between 0800 & 1300 on Saturdays
- Foundations will be standard strip footings – no piling required.
- Method of access and routing of vehicles during construction – refer to FIGURE 1
- The loading and unloading of plant, materials and waste – refer to FIGURE 1
- The storage of plant and materials – refer to FIGURE 1
- The erection of security hoarding – refer to FIGURE 1
- The provision of wheel washing facilities – refer to FIGURE 1
- Measures to control/mitigate dust and dirt from movement of vehicles will be accomplished by hosing down the surfaces during hot/dry periods and as required throughout the project using the water stand pipe.
- Noise emissions mitigation: selection of quiet and low vibration equipment, review of construction methodology to consider quieter methods, location of equipment on site, control of working hours, the provision of acoustic enclosures and the use of less intrusive audible warnings such as vehicle reversing and warning alarms.
- No burning will be permitted on site. Construction waste to be sorted and sent to recycling centre if possible.
- Public engagement prior to and during construction: prior to commencement the site foreman will contact all of the nearby residents, and will provide details of start date and contact details: contact details for the site foreman to be displayed at the entrance to the site.

**6. SCHEME FOR PROTECTING THE DWELLINGS FROM NOISE AND VIBRATION FROM THE RAILWAY LINE***Pre-commencement*

- Please refer to a separate document by 24 Acoustics – R9414-1 Rev 0

**7. GARAGE (ON-SITE PARKING) AND TURNING SPACES CONSTRUCTION***Pre-occupation Informative***8. CYCLE PARKING PROVISION***Pre-occupation*

- Secure cycle storage will be provided within the approved garages – as noted on approved site plan drawing DP103.

**9. GROUND LEVEL SURVEY AND PROPOSED FFL (TOP OF SLAB LEVEL)***Pre-commencement*

- Please refer to FIGURE 2 with existing/proposed site levels and FFLs.

**10. DETAILS OF SURFACE WATER DRAINAGE SCHEME***Pre-commencement*

- Please refer to CGS Technical Note dated 16.03.2022

**11. DETAILS OF FOUL WATER DRAINAGE SCHEME***Pre-commencement*

- Please refer to CGS Technical Note dated 16.03.2022

## 12. PV PANES IMPLEMENTATION

*Pre-occupation Informative*

## 13. LANDSCAPE DETAILS

*Pre-commencement of works above DPC level*

- Please refer to Figure 3

## 14. PERMITTED DEVELOPMENT

*Informative*

## 15. LANDSCAPE AND ECOLOGICAL MANAGEMENT (LEMP)

*Pre-commencement*

- Please refer to Lizard Landscape LEMP

## 16. EV CHARGING POINT DETAILS

*Pre-commencement of works above DPC level*

- Please refer to FIGURE 3