

DISCHARGE OF CONDITIONS DOCUMENT

in relation to

Planning Permission – DC/20/04497

for

**Erection of 3No single storey dwellings, garages,
parking turning and landscaping
(following demolition of agricultural buildings)**

at

NEWTONS FARM, BRUNDISH

JANUARY 2021

Including Appendices –

- A – Construction Management Plan
- B – Ecological Mitigation Specifications
- C – External Lighting Details & Specification
- D – Tree Protection Plan

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This document is in support of the Discharge of Conditions 6, 9 & 11, 12 & 13 of Approved planning Permission DC/20/04497 as detailed below.

CONDITION 6 - ACTION REQUIRED PRIOR TO COMMENCEMENT OF WORKS TO ACCESS: HIGHWAYS - SURFACE WATER DISCHARGE PREVENTION DETAILS REQUIRED.

Before the development is commenced details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.

See Drawing BNF/14, which shows drainage channel to existing ditch network adjacent to site to prevent surface water discharging onto the highway from the development.

CONDITION 9 – ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT: CONSTRUCTION MANAGEMENT STRATEGY

Prior to the commencement of development a construction management strategy shall be submitted to and approved in writing by the Local Planning Authority prior to work commencing on site.

The Construction Management Strategy shall include:

- methodology for preventing mud tracking onto the highway with a strategy for remedy*
- delivery route and methods and*
- parking provision for construction traffic.*

The construction shall at all times be undertaken in accordance with the agreed construction management strategy approved in writing by the Local Planning Authority.

See Appendix A for details.

CONDITION 11 – PRIOR TO COMMENCEMENT: BIODIVERSITY ENHANCEMENT STRATEGY

A Biodiversity Enhancement Strategy shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures; b) detailed designs to achieve stated objectives; c) locations of proposed enhancement measures by appropriate maps and plans; d) persons responsible for implementing the enhancement measures; e) details of initial aftercare and long-term maintenance.*

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

See Roberts Molloy Drawing BNF/14 – showing positions of mitigation within the site along with specification details appended to the rear of this document. Also all in conjunction with Ecology Report by John Dobson which accompanied the Planning Submission.

All mitigation will be installed by the Developer of the site as part of the construction and finishing program prior to sale. Long-term aftercare and maintenance will be the responsibility of the individual dwelling owners.

The site will not have any shared areas or land retained by the developer as part of a management company, therefore there will be no control over long term management by the installer/developer. Products have been chosen which are low maintenance to provide the best opportunities for longevity.

Mitigation measures include the following, as taken from the Ecology report;

A gap 13cm by 13cm is sufficient for any hedgehog to pass through. This will be too small for nearly all pets, as shown in appendices attached to this supporting statement.

Alternatively:

- Remove a brick from the bottom of the wall
- Cut a small hole in your fence if there are no gaps
- Dig a channel underneath your wall, fence or gate

2: Two bird nesting boxes to be sited on trees at the site/ within gable of dwelling or garage;

3: Two Kent bat boxes erected on trees at the site/ within gable of dwelling or garage;

4: A Hedgehog nesting box to be sited along vegetated boundary; details appended

5: Two solitary bee hives to be erected at the site. Details appended.

CONDITION 12 – PRIOR TO OCCUPATION: WILDLIFE SENSITIVE LIGHTING DESIGN SCHEME

A lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

See Roberts Molloy Drawing BNF/14 for positions of lights on proposed dwellings and Appendix C which details specification for lighting to minimise impact on local wildlife, such a lighting colour, angle of beam and positions. No floodlighting is proposed on development. Note; existing buildings utilised flood lighting or works during hours of darkness.

CONDITION 13 – ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: LANDSCAPING SCHEME

No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard, soft and boundary treatment landscaping works for the site, which shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication ""BS 5837:2012 Trees in relation to design, demolition and construction.

See Roberts Molloy Drawing BNF/14 and Appendix D for information on the proposed landscaping scheme to accompany the development of 3no. single-storey dwellings.

APPENDIX A
CONSTRUCTION MANAGEMENT STRATEGY

CONSTRUCTION MANAGEMENT PLAN

**ERECTION OF 3NO SINGLE STOREY DWELLINGS, GARAGES,
PARKING TURNING AND LANDSCAPING
(FOLLOWING DEMOLITION OF AGRICULTURAL BUILDINGS)**

NEWTONS FARM, FOALS GREEN ROAD, BRUNDISH

Approval DC/20/04497

January 2021

a. Scope of works

The proposal is to construct 3no. new dwellings in accordance with Planning Permission DC/20/04497 and any subsequent Discharge of Conditions Permissions.

The works comprise the improvement to the existing Highways access, alterations to underground and overhead services and construction of 3 single-storey dwellinghouses with garages, all to be in accordance with approved plans.

b. Site access by plant, operatives and delivery vehicles

The majority of the traffic will enter/exit the site via the B1118 Wilby Road. The proposed entrance route to the site is from the B1118 to Foals Green Road and via the site entrance. The proposed exit route will be the same way due to the narrow nature of Foals Green Road, it is not practicable in this location for the flow of traffic in one direction only due to the narrow nature of the road the development is cited on. As a result, LGV and HGV vehicles should refrain from turning left out of the site, this does not apply to vans and smaller vehicles.

Adequate signage will be installed such that access to the site is clearly defined within the general site geographical area. All site personnel and deliveries are to be informed of the proposed route to enter/exit the site.

As this is a minor development of 3no. dwellings, it is unlikely that the construction will generate significantly high numbers of vehicles.



PROPOSED ROUTES FOR ENTERING & EXITING SITE

c. Deliveries

All vehicle movements and deliveries will be subject to the control of the Principal Contractor. Delivery of materials, plant and equipment will be strictly controlled and co-ordinated to reduce congestion and disruption.

Any known delivery constraints will be identified to all suppliers and trade contractors.

Large deliveries will be scheduled to arrive at pre-arranged off peak delivery times to avoid the possibility of any delay in accessing the site.

Delivery vehicles and construction traffic will load or unload within the confines of the construction site only.

d. Loading and unloading of plant and materials

It is proposed to utilise the existing access to the site from Foals Green Lane.

It is not anticipated that there will be any need for the employment of mobile cranes or other lifting equipment for the purpose of delivery to the site.

Deliveries will be carried out on an irregular basis as and when materials are required on site. When the foundations are being laid, there will be a need for a number of delivery trucks within a single day, for the delivery of concrete for the foundations. This will be the only significant disruption caused by deliveries which will, otherwise, be made as and when needed.

e. Storage of plant and materials

The storage of materials on site will be kept to a minimum and delivery scheduling will be carried out to ensure supply is on a 'just in time' basis as far as possible.

Concrete delivered to the site for filling the groundworks will be proposed as 'ready mixed' and will be delivered to site in appropriate vehicles.

Concrete for bricklaying, etc and screed will be mixed on site.

The site will provide a storage area for all plant and materials delivered to site.

f. Hours and duration of works on site

It is anticipated that the work will take approximately 40 weeks to complete. Please see below an Indicative Programme of Works

PROGRAMME OF WORKS	
MONTH	STAGE
1	Preparations & Groundworks
2	External Walls
3	Roofs
4	
5	Internal Fit-out
6	
7	
8	Site Finishing
9	Completion

The work will generally be carried out between 07.30 - 18.00 on Monday to Friday and 07.30 - 13.00 on Saturdays. Any working outside these times or on Sundays or Bank holidays must be notified to the adjoining owners.

g. Parking & turning for site personnel, operatives and visitors

Temporary hardstanding will be made available on site at the earliest possible opportunity, so contractors' vehicles can park and turn on site. It is not anticipated that there will be any more than ten such vehicles at any one time save in specific circumstances.

h. Wheel washing

A visual inspection of all vehicles will take place before they leave the site and appropriate action will be taken to prevent mud and debris being carried out onto the highway.

For those vehicles that enter onto the site via the site access, facilities for wheel washing will be available from the temporary water supply within the site to avoid the transmission of mud and debris from the site to the public highway as much as possible.

i. Pedestrian & Cycle Safety

There is no footway on the roads in the vicinity and therefore there is limited pedestrian movement.

To ensure safety all vehicles should enter/exit the site in a forward gear. The visibility splays will also be provided, (surfaces not completed in full), at an early stage to provide sufficient visibility to those exiting the site.

j. Control of dust and dirt

The scale of the proposed development means that the potential for dust emission is considered low risk. The individuals who may be affected are site workers and any adjoining neighbours.

The site boundary will have heras fencing installed as part of site security which will have debris netting on open mesh fencing. The north and west benefit from existing tree belt/hedging offering natural protection from dust emissions.

Dust and dirt generating activities are to be located away from sensitive receptors and are to be avoided during windy conditions.

Stock piling of dusty materials is to be avoided and waste skips are to be covered.

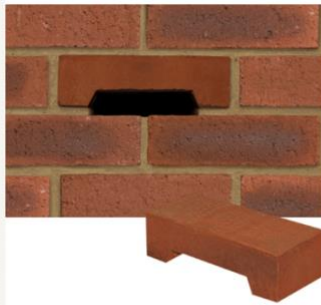
k. Boundary hoarding and lighting

The site boundary will be secured with heras open mesh fencing to the roadside and neighbouring properties which do not have secure fences/hedging.

Where site lighting is required it will be located and directed in a way that does not affect or cause any intrusion to road users, neighbours or other end recipients who may be affected.

APPENDIX B
WILDLIFE MITIGATION DETAILS

IBSTOCK BAT BOX SPECIFICATIONS



Bat Box A

Free Access Bat Box A

- Available in all brick types
- Discrete single bat brick
- Easy to install
- Allows bats to create a natural home habitat within the cavity of the building

Enclosed Bat Box (B and C)

- Designed specifically for the pipistrelle bat
- Available in all brick types
- Discrete home for bats
- Various sizes
- Several roosting zones are created inside the box
- Bats are contained within the bat box itself
- Maintenance free with entrance at the base
- Ideal for new build & conservation work



Bat Box B



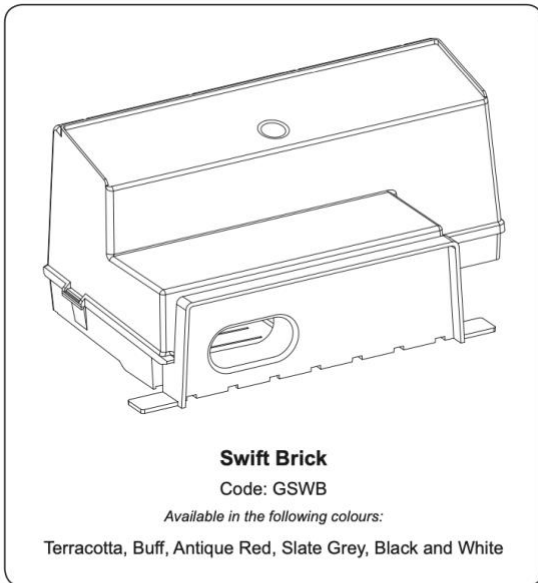
Bat Box C

Eco Habitats for Bats	Sizes (mm)	Durability
Bat Box Type A	215 x 65	F2 S2 – Fully Frost Resistant
Bat Box Type B	215 x 215 or 215 x 290	F2 S2 – Fully Frost Resistant
Bat Box Type C	215 x 215 or 215 x 290	F2 S2 – Fully Frost Resistant

KENT BAT BOX FOR INSTALLATION ON MATURE TREE WITHIN SITE OR ON WEATHERBOARDED WALLS



MANTHORPE SWIFT BOX SPECIFICATION



Other products from the Manthorpe Range include Cavity Trays, Cavity Closer, Loft Doors, Access Panels, Roof Ventilation, Through Wall Ventilation, Drainage Channels, Dry Fix Roofing and Air Leakage Products.

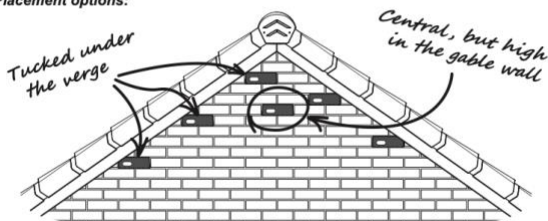


Manthorpe Building Products Limited
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W: <http://www.manthorpe.co.uk>

Swift Brick Location Requirements:

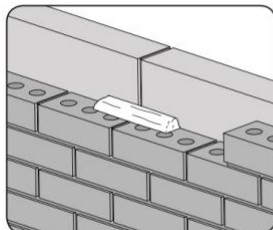
The Swift Brick should be located high within the gable wall of the property, ideally at 5 metres high and above and over the level of the insulation zone. Where possible, install in locations that are unlikely to receive large amounts of direct sunlight during the hottest times of the day, ideal places include below the overhang of the verge and barge board.

Placement options:

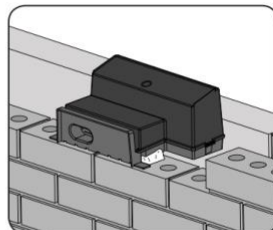


Installation

1. Brick up to the course that you require the swift brick to be on, continue to lay the course as normal until you approach the position for the product. Ensure that the two adjacent bricks are not laid.



2. Lay a small bed of mortar along the back edge of the course directly below where the swift brick will sit.



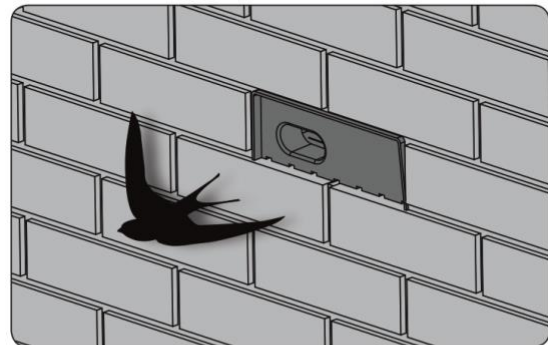
3. Bed the product into position, ensuring that the front edge is flush to the brickwork and the central drainage hole aligns with the perp joint of the course below.



Swift Brick

Fitting Instructions

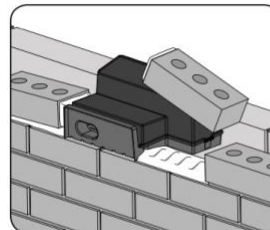
MBP1079b



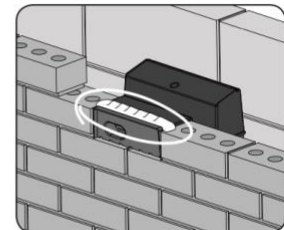
Developed in partnership with



4. If the internal skin of masonry is not yet up to the same level, weight the front of the product down with a brick to prevent it from rocking backward.

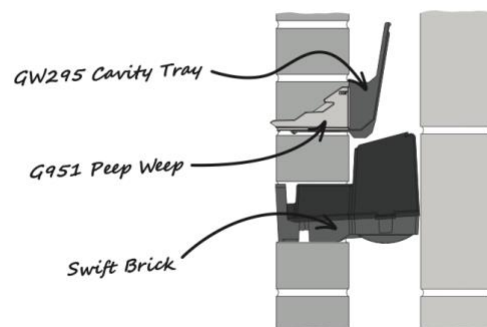


5. Lay the mortar bed for the adjacent bricks, butter the ends and bed them against the product on top of the side support tabs.



6. Continue bricklaying as normal, up to and over the product. Utilise the channel in the top of the product as a mortar key for the course above.

7. In areas prone to severe weather, a horizontal cavity tray such as the Manthorpe GW294/GW295 can be used above the product for additional damp proofing as shown.



HEDGEHOG GRAVEL BOARD FOR CLOSEBOARDED FENCE AREAS



HEDGEHOG GRAVEL BOARD FOR USE WITH SLOTTED POSTS 1.83M X 140 X 28MM (INCL. 1 X END PACKER, 1 X LENGTH PACKER) JAKCURED

★★★★★ [SEE ALL REVIEWS](#)

£13.50 EXC VAT
£16.20 INC VAT

NUMBER

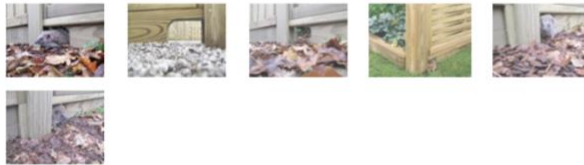
1

ADD TO BASKET

Stock Code: 667610

Hedgehog Fence Panel Gravel Board for Use With Slotted fence Posts (Jakposts). 1.83m x 140 x 28mm.

The Hedgehog Friendly Gravel Board allows hedgehogs and other wildlife to roam freely between gardens in their search for food and mates. We understand the impact our products have on wildlife especially on the hedgehog population and that's why we've made this product to combat it. The gravel board is similar to our [standard fence panel gravel board](#), but it has a hole at one end, large enough to allow hedgehogs free passage, with a reinforcing strip along the top of the board to



HEDGEHOG HOUSE FOR INSTALLATION ALONG BOUNDARY



SOLITARY BEE HIVES TO BE INSTALLED WITHIN TWO LOCATIONS



Create a welcoming habitat for bees in your garden. Made from durable FSC certified timber, our beehive has holes specifically designed to attract non-swarming bees like the Red Mason Bee and Leafcutter Bee, so beneficial to the health of your flowers, fruit and veg. The roof lifts up (over a clear tray), for easy monitoring of bee activity, and individual trays may be separated easily.

APPENDIX C
LIGHTING SPECIFICATIONS

ICARUS 1LT WALL IP44 2.5W DAYLIGHT WHITE

KEY FEATURES

The Icarus exterior LED wall light range is IP44 rated, double insulated and both vandal and corrosion resistant. It comes complete with an LED GU10 lamp. Other options, including PIR, and finishes available

- Complete with fixing accessories
- Black polypropylene & clear pc
- Constructed from polypropylene & polycarbonate

Product Code: EL-40053

£36.00 per unit (RRP)



M/

ACCESSORIES

- 2.5W LED GU10 Daylight White (Included)
- K: 6500 Lm: 200 Lm/W: 80
- IP44
- Proj: 90mm H: 120mm W: 80mm
- Class 2
- 2 Years Warranty
- Weight: 0.26 Kg

DOWNLOAD INSTRUCTION MANUAL (/UPLOADEDASSETS/INSTRUCTIONMANUALS/56872-ICARUS_1LT-WALL.PDF)

ICARUS PIR 1LT WALL IP44 2.5W DAYLIGHT WHITE

KEY FEATURES

The Icarus exterior PIR LED wall light range is IP44 rated, double insulated and both vandal and corrosion resistant. It comes complete with an LED GU10 lamp. Other options and finishes available

- Complete with fixing accessories
- Complete with built in PIR
- 100° detection angle, 8m maximum range with a 5 sec - 5 min timer function
- Black polypropylene & clear pc
- Constructed from polypropylene & polycarbonate

Product Code: EL-40122

£46.80 per unit (RRP)



M.

ACCESSORIES

100° detection angle, 8m maximum range with a 5 sec - 5 min timer function

- 2.5W LED GU10 Daylight White (Included)
- K: 6500 Lm: 200 Lm/W: 80
- IP44
- Proj: 110mm H: 150mm W: 75mm
- Class 2
- 2 Years Warranty
- Weight: 0.463 Kg

DOWNLOAD INSTRUCTION MANUAL (/UPLOADEDASSETS/INSTRUCTIONMANUALS/P570 17V2 WITH SAXBY LOGO.PDF)

APPENDIX D
TREE PROTECTION PLAN

TREE PROTECTION PLAN

Site: Redevelopment Land at Newtons Farm, Brundish

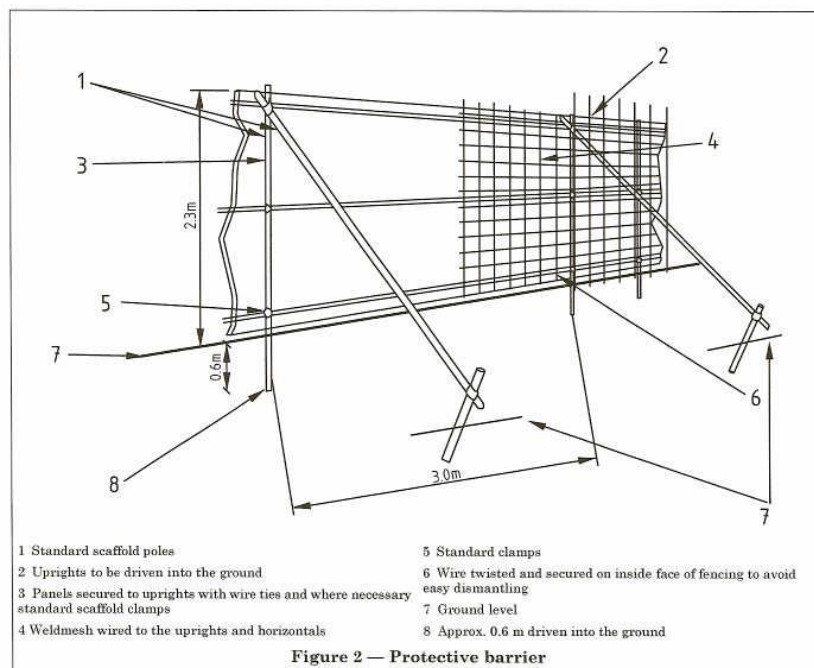
1.0 Scope of the Works

1.1 The document provides a methodology for protection of trees and hedges during the construction at the above site, and should be read in conjunction with the Landscape Proposal Plan Roberts Molloy drawing BNF/14.

2.0 Temporary Fencing

2.1 Construction Exclusion Zones (CEZ) will be created as shown on the attached Roberts Molloy drawing BNF/14 in line with this Tree Protection Plan (TPP).

2.2 Temporary fencing will be erected as shown by the dotted lines on Drawing BNF/14 to form the CEZ or Tree Protection Zone (TPZ). The fencing will consist of Heras panels supported on a framework of scaffold poles as shown on the attached extract from BS5837:2005.



The fence will exclude all access to the CEZ.

2.3 Signs will be erected at four places on the CEZ fence stating “Construction Exclusion Zone Keep Out”.

2.4 Fencing will be maintained throughout the duration of the works, ensuring that access is denied to the CEZ throughout the process.

2.5 Protective fencing will be removed only when all construction work is completed.

3.0 Site Huts and Temporary Buildings

3.1 All site huts and temporary buildings will be sited outside the CEZ.

4.0 General Protection Measures

4.1 No cement, oil, bitumen or any other products likely to be detrimental to tree growth will be stored within 10m of the trunk of the tree, or materials of any type stored within 10m.

4.2 The following general protection measures will be implemented throughout the construction period:

- Concrete mixing will not be carried out within 10m of the tree.
- No fires will be lit within 20m of the tree.
- Hydraulic cranes, forklifts, excavators or piling rigs (other than small rigs used for mini piling) will not be used under and in the immediate vicinity of the crown of the tree.
- No scaffolding to be positioned within CEZ.
- Ground levels must not be changed within the protected zone even by a few centimetres. Changes in level near the protected zone may require retaining walls rather than re-grading into rooting areas.
- Access points, driveways and roads must be outside the protected zone.

5.0 Service Trenches

5.1 All service trenches will be routed outside the CEZ.

5.2 All trenching for services will follow guidelines given in the National Joint Utilities Group Volume 4 "Guidelines for the Planning and Installation and Maintenance of Utility Apparatus in Proximity to Trees".

6.0 The Construction Phase

6.1 The submitted plans show an area marked 'Tree Protection Zone'. This area must be considered sacrosanct. **There must be no infringements into this area without prior consent. Any breach of the protected area will result in enforcement action.** Protective fencing **MUST** be erected **BEFORE** any works commence on site – including site clearance.

7.0 Commencement of Site Works

7.1 **The following rules MUST be observed during the whole of the construction phase:**

- All protective fencing and the protected zone **must be** in place and inspected by the Landscape and Tree Officer prior to commencement of **any works**.
- Approval must be obtained **before** any changes occur on site.
- All Contractors and Sub-Contractors must be made aware of the requirements of the protected zone. If a site is subject to a Tree Preservation Order all staff should know which trees are protected.

8.0 Removal of protective Fencing

8.1 Fencing may **only** be removed with the prior consent, in writing, of the Local Planning Authority. The area within the protected zone is not to be landscaped without prior permission.

9.0 New Planting/Landscaping

- 9.1 New planting should take place prior to the occupation of any new dwelling or premises. New owners or occupants should be made aware of requirements for planting on their land.
- 9.2 A 1m diameter weed and grass-free area should be maintained around each tree with composted mulch. This should be applied at least 10cm deep in an even layer.