

**Discharge of conditions to Planning Application:
DC/20/64273 at
117 Station Road Cradley Heath B64 6PL**

Please see attached copy of planning decision letter.

Title: Confirmation to clear conditions to DC/20/64273

Condition 3 - a) Before the development is brought into use details of secure cycle parking within the development shall be submitted to and approved in writing the local planning authority.

- Please note Stainless Steel Sheffield Style 8no Cycle Parking Provision to be provided as shown on drawing DOC 01.

4. a) Before the development is brought into use a scheme showing details of the height, type and position of all site and plot boundary walls or fences to be erected on the site shall be submitted in writing to and approved by the local planning authority.

- Proposed 1.8m closed boarded fence panels to be provided stained in green, with a 300mm gravel board. As shown in drawing DOC 01

5. a) The approved development shall not be brought into use until the space shown on the submitted plan for the parking, loading, unloading and manoeuvring of vehicles has been provided.

Condition 1 - Requires the prior submission of a contamination remediation scheme

Please see attached Desk Study and Contamination Investigation Report.

- Parking provision to be provided and maintained thereafter as shown on DOC01

6. a) Before the development is first occupied a detailed hard and soft landscaping (to include details of trees to be retained to the frontage of Station Road) and planting scheme shall be submitted in writing to and approved by the local planning authority.

- Proposed soft / hard landscaping as shown on drawing DOC01 – with the provision of WICKES DRIVELINE PRIORA CHARCOAL permeable block paving. Rear amenity area to be grass lawn, with provision of a mixture of fruit trees, silver birch and cherry blossom trees girth to be 8-12. A low maintenance pivot bush to be provided to the front elevation.

7. a) Before the development is commenced details of drainage works (including SUDs) for the disposal of both surface water and foul sewage shall be submitted in writing to and approved by the Local Planning Authority

- Please see attached supporting documentation with regards to SUDS and Drainage

8. a) Prior to the commencement of development a comprehensive noise assessment shall be carried out over a 24-hour period and any noise mitigation measures be identified.

- Please see attached Noise Report by Blue Acoustics

9. a) Before the development is commenced (excluding any site investigations and remedial measures) details of electric vehicle charging points to serve the residential properties shall be submitted in writing and approved by the local planning authority.

- Please see attached supporting documentation for proposed use of EV Box Elvi Socketed