

## Condition Discharge Application

Decision Reference Number 19/00001/FUL

Date of Decision 20<sup>th</sup> February 2020

Development: Erection of a replacement dwelling (following demolition of existing farmhouse)

Address: Trapp Farm, 176 Fleetwood Road South, Thornton Cleveleys FY5 5NR

Condition	Response
4. Prior to the commencement of development hereby permitted, a plan indicating the positions, design, materials and type of boundary treatment to be erected, shall be submitted to and approved in writing by the Local Planning Authority. The approved boundary treatment shall be completed before the dwelling(s) is first occupied. The approved details shall thereafter be maintained and retained.	Details provided in accompanying Materials Schedule and Drawing SP/CH/4012
5. Prior to the commencement of development, a drainage scheme, which shall detail measures for the attenuation and the disposal of foul and surface waters, together with details of existing and proposed ground and finished floor levels to achieve the drainage scheme and any flood risk mitigation deemed necessary, shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme shall be in accordance with the hierarchy of drainage options outlined in Policy CDMP2 of the Adopted Local Plan 2011-31 or any equivalent policy in an adopted Local Plan that replicates the existing Local Plan, with evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates to be submitted. For the avoidance of doubt, surface water must drain separate from the foul and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly. No part of the development shall be occupied or brought into first use until the drainage works and levels have been completed in accordance with the approved scheme. Thereafter the agreed scheme shall be retained, managed and maintained in accordance with the approved details.	Surface Water & Foul Water Drainage Scheme prepared by Reford Consulting Engineers
8. Prior to the commencement of development a desk study to investigate and produce an assessment of the risk of the potential for on-	Phase 1 Desk Study Report preparing by Demeter Environmental Ltd

<p>site contamination shall be undertaken and submitted to and approved in writing by the Local Planning Authority. If the desk study identifies potential contamination, a detailed site investigation shall be carried out in accordance with a written methodology, which shall first have been submitted to and approved in writing by the Local Planning Authority. If remediation measures are then considered necessary, a scheme for decontamination of the site shall be submitted to, and approved by, the Local Planning Authority in writing and the approved scheme implemented prior to the development of the site. Any changes to the approved scheme must be approved in writing by the Local Planning Authority prior to any works being undertaken.</p>	
<p>11. No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details shall include, areas of soft landscaping (including any retained trees, hedgerows and other planting and any replanted or transplanted hedgerows), hard surfaced areas and materials, planting plans specifications and schedules (including plant size, species and number/ densities), existing landscaping to be retained, and shall show how account has been taken of any underground services. The landscaping works shall be carried out in accordance with the approved details prior to first occupation or first use of any part of the development or otherwise in accordance with a programme agreed in writing by the Local Planning Authority and shall thereafter be retained and maintained. Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die, or become severely damaged or seriously diseased within 5 years of planting, or any trees or shrubs planted as replacements shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its written consent to any variation</p>	<p>Details provided on Drawing SP/CH/4012</p> <p><u>Planting of native shrubs in planting areas:</u></p> <p>P1 Area: 20 sqm Density: 1 plant per 2.25 m2). Total = 8</p> <p>P2 Area: 6.95 sqm Density: 1 plant per 2.25 m2). Total = 3</p> <p>P3 Area: 63 sqm Density: 1 plant per 2.25 m2). Total = 28</p> <p>15 x Large Shrub <i>Ligustrum vulgare</i> (wild privet) 40/60cm in (2 litre pot)</p> <p>12 x Medium Shrub <i>Sorbus anglica</i> (English whitebeam) 40/60cm in (2 litre pot)</p> <p>12 x Small Shrub <i>Ruscus aculeatus</i> (butcher's broom) 40/60cm in (2 litre pot)</p> <p>Root ball plants no staking required.</p>
<p>13. No development approved by this permission shall be commenced until details of the existing and proposed ground, slab and finished floor levels have been submitted to and approved in writing by the Local Planning Authority.</p>	<p>Details provided on Drawing SP/CH/4012</p>