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12 SEP 2022

Evidence of planning conditions fulfilled at 46 Beach rd, Kewstoke, WSM. BS22 9UU

Planning application number 19/P/1381/FUL

Dear Sir/Madam.

Please see below our response to each of the conditions attached to the granting of full planning permission at 46 Beach rd., Kewstoke, W-S-M. BS22 9UU.

Responses are numbered as per Notice of decision dated 15th October 2019.

1. As the Building has been signed off as complete by Stroma building control on 23/03/2022, the works had to have been started within 3 years of planning being granted (15/10/2019). Please find document 1 enclosed.
2. As the build was controlled, inspected and signed off by stroma building control as completed to the specifications set out in the planning application we believe this meets condition 2 (document 1 enclosed).
3. As in condition 2, we believe condition 3 is met by being signed off by stroma building control (document 1 enclosed).
4. As per flood risk assessment all Foundations and drainage was signed off by Stroma building control as completed satisfactorily to the specification set out in the planning application (document 1 enclosed).
5. Along with following the flood risk assessment all original tarmac driveway surface was completely removed and replaced using 40mm deep "IBRAN" porous crates filled with 20mm flint to aid soak away of rainwater/floods etc (document 2 enclosed).
6. Please see soft landscaping plan enclosed (document 3 enclosed. Eight sheets).
7. Please see enclosed pictures showing adequate parking for in excess of six vehicles (document 2 enclosed).
8. Please see garden landscaping plan along with document 2 showing front drive with tarmac removed and covered with 20mm flint to aid drainage.
9. Please see documents 4 (Two sheets) & 5 (Three sheets) showing solar panel system along with air source heat pump system providing far in excess of 10% renewable energy.
10. Please see document 1. Signed off by Stroma building control as completed to approved planning application drawings.
11. All construction was within approved building regs set out by Stroma building control and North somerset sites and plan (Part 1).
12. Please see attached document 6 (Three sheets) showing Bird houses and bat roost as requested.