

‘10 Left’ New Build Eco-House, Mapperley Street, Nottingham

DISCHARGE OF CONDITIONS APPLICATION

Dec 2023

1.0 Introduction

1.1 AIMS AND PURPOSE

This report includes details required to discharge conditions 2 and 3 of Planning application 22/00732/PFUL3 (PP-11166937) for Prakash Ross for the Site Of Garages East Of 10, Mapperley Street, Nottingham.

The conditions in question are:

CONDITION 2

The development shall not be commenced until the following have been submitted to and approved in writing by the Local Planning Authority:

- a) details of the external materials of the new house;
- b) details of the design and appearance of the bin store;
- c) details of the design and materials of all retaining walls and boundary enclosures;
- d) details of the hard surfacing of the drive and parking space.

The development shall be carried out in accordance with the approved details.

CONDITION 3

A landscaping and planting scheme shall be provided for the development. In particular

- a) no dwelling shall be occupied until a detailed landscaping scheme indicating the type, height, species and location of all new trees and shrubs, comprising native species and plants attractive to pollinators, has been submitted to and approved in writing by the Local Planning Authority;
- b) the approved landscaping scheme shall be carried out in the first planting and seeding seasons following the occupation of the dwellings or the completion of the development whichever is the sooner; and
- c) any trees or plants which die, are removed or become seriously damaged or diseased within a period of five years shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

2a) External Materials

Materials include:

ROOF

Artificial slate with integrated PV panels installed on south facing (rear) slope facing away from Mapperley Street.

RAINWATER GOODS

uPVC - black

WINDOWS

Triple glazed flush hardwood timber casements.
Colour green

DOORS

Green painted timber panelled door

WALLS

First floor, glazed green brick slips

Ground floor, off- white / sage render with red eng. plinth
Red bricks to walls facing onto the shed to south reused from site.



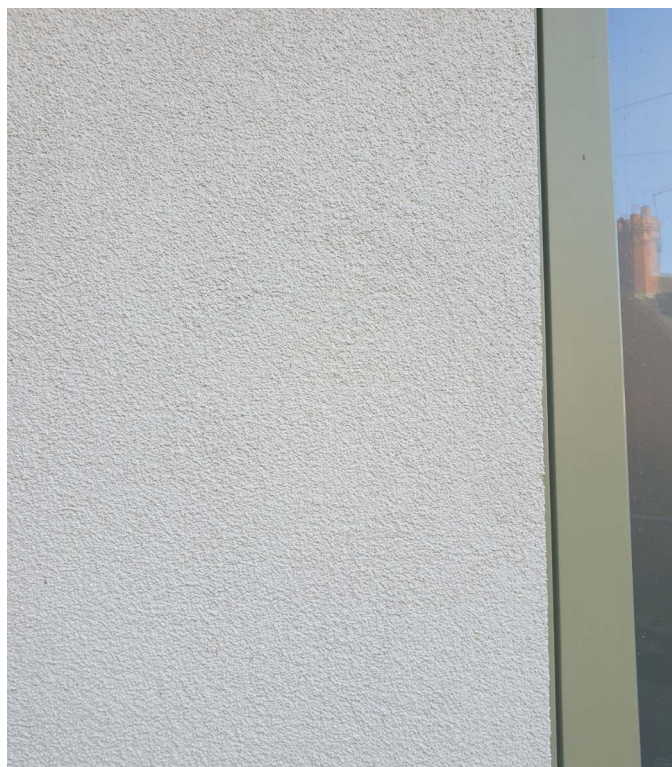
Slate roof with integrated PV panels to rear slope



Eco Glazed Brick Slip Jade (215x65x15mm) from H+E Smith



Eco Glazed Brick Slip Jade (215x65x15mm) from H+E Smith



Off-White (Sage) render to ground floor front facade and gable ends



Front Door and sidelight



Rear Door



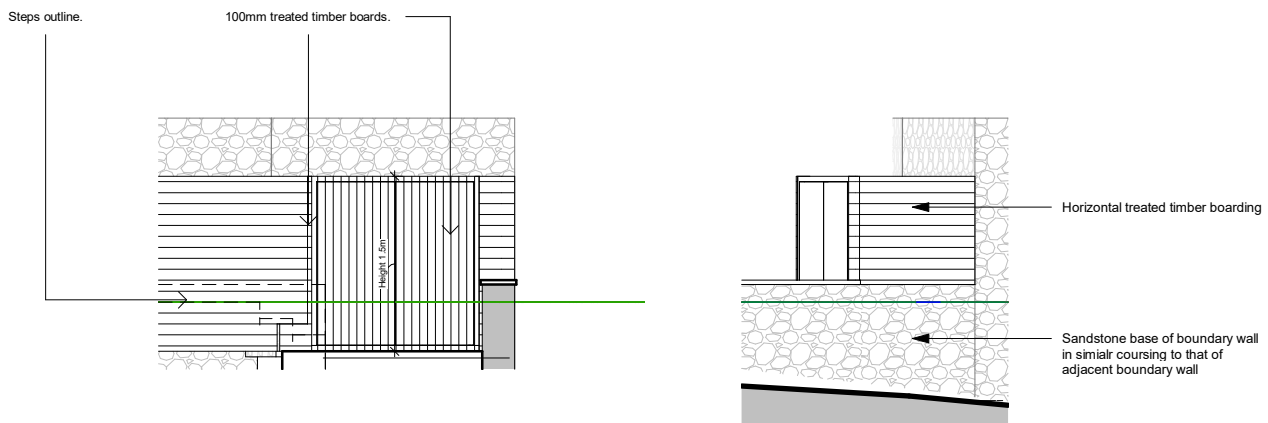
Triple glazed hardwood windows



Brick wall to rear facade (bricks reused from demolished structures from site)

2b) Bin Store

Details included on drawing 7438-LAT-XX-GF-DR-A-1202-A1-P1 Landscaping and Drainage Proposal



2c) Retaining walls and enclosures

Details included on drawing 7438-LAT-XX-GF-DR-A-1202-A1-P1 Landscaping and Drainage Proposal



Existing brick wall to rear of garden retained



Rendered walls with timber fencing

2d) Hard surfaces and Driveway

Details included on drawing 7438-LAT-XX-GF-DR-A-1202-A1-P1 Landscaping and Drainage Proposal



Timber bin store (ventilated)



Boundary wall to match neighbouring wall



Drivesett Argent Piora Light grey block paving

3) Landscaping

Details included on drawing 7438-LAT-XX-GF-DR-A-1202-A1-P1 Landscaping and Drainage Proposal