

Planning Ref: 68667

Location: LAND BETWEEN 18 & 24 BRADLEY FOLD ROAD.

CONDITION 3.

Materials.

Roof. - Roof Tiles – Anthracite Grey - See attached data sheet

External Walls – Facing Brick – Priory Mixture - See attached data sheet

Windows & Doors – UPVC Double Glazed Units – Anthracite Grey

**Rainwater Goods. - Black UPVC Gutters and Downpipes,
including Soil & Vent Pipe.**

CONDITION 4.

Preliminary Risk Assessment from LK Consult Ltd, The report is date December 2023 and was submitted via email in February 2025 to the Team Leader in Development Management, Department for Business, Growth & Infrastructure.

CONDITION 7.

The requirement of the Building Regulations in relation to surface water drainage is that it should discharge to a soak-away (or other infiltration system) or watercourse. The soak-away should be located 5.0m from any building and subject to a percolation test. If any of these are not practical, discharge should be to a sewer. As the ground condition is mainly clay a soak-away is not a practical option.

At the rear of the build site there unsurfaced (probably unadopted) road/access which runs along the southern boundary, this road extends to the rear of the site along the western boundary. There is a public sewer located in the unadopted road at the rear of the properties 2 to 18 Bradley Fold Road, it is intended to connect a drain from the proposed dwelling into this public sewer. Under Section 106 of the Water Industry Act 1991, owners of any domestic property are entitled to have foul and surface water from their property connected to the public sewerage system.

CONDITION 9.

Construction Traffic Management Plan.

Hours of Operation - 08.30 to 17.00 Monday to Saturday.

Parking for site operatives vehicles – The limited amount of trade vehicles required for the build process, parking for these vehicles is provided on the site at the rear of the proposed build.

Site Security.

The site area will be fenced off from public access.

Storage of Materials.

- Most of the materials need to construct the dwelling will be delivered to site as they are needed, delivery will be in general via Bradley Fold Road.
- All deliveries of building materials will be at times that cause little disruption to the general public and neighbours.
- The building materials required for the initial build will be stored on land at the rear of the proposed dwelling within the perimeter fence as required.
- With the limited area of the proposed site the need for plant/vehicles to actual be on the site will be limited to foundation process.
- The plant used in this process will be cleaned of any mud and other loose materials before leaving the site.

Site Preparation.

- All made ground will be removed from the garden areas, Waste disposal information will be provided.
- Any imported soil will be tested and test certificate issued to confirmed that it is free from contaminants.