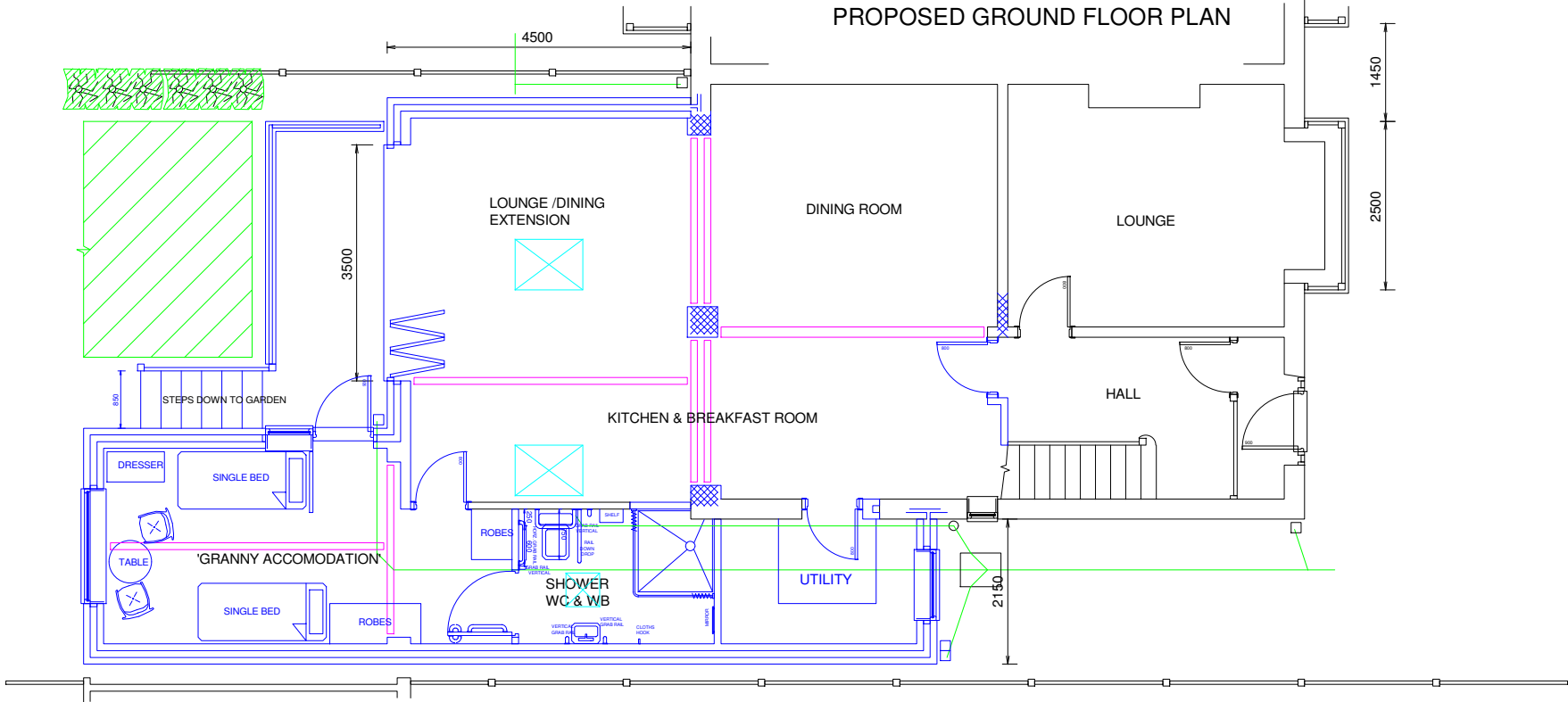
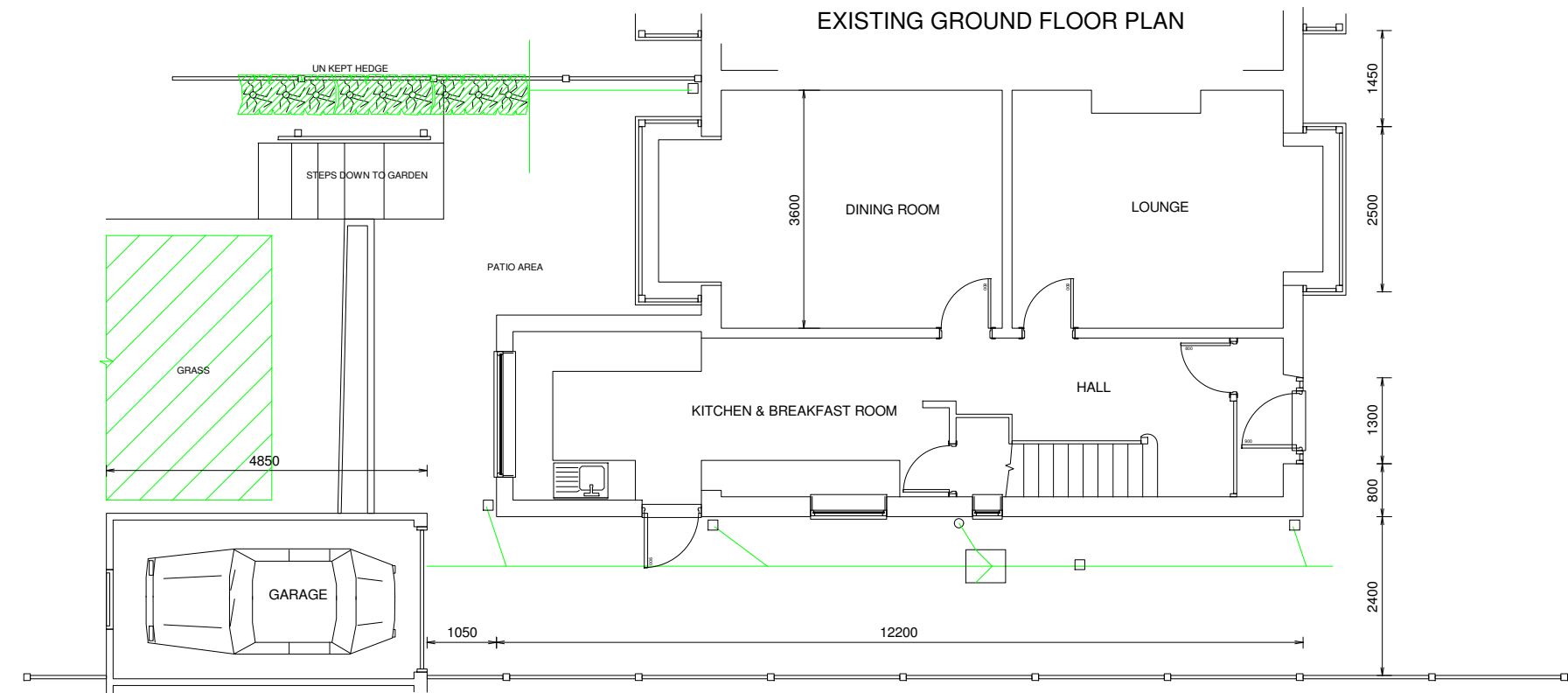
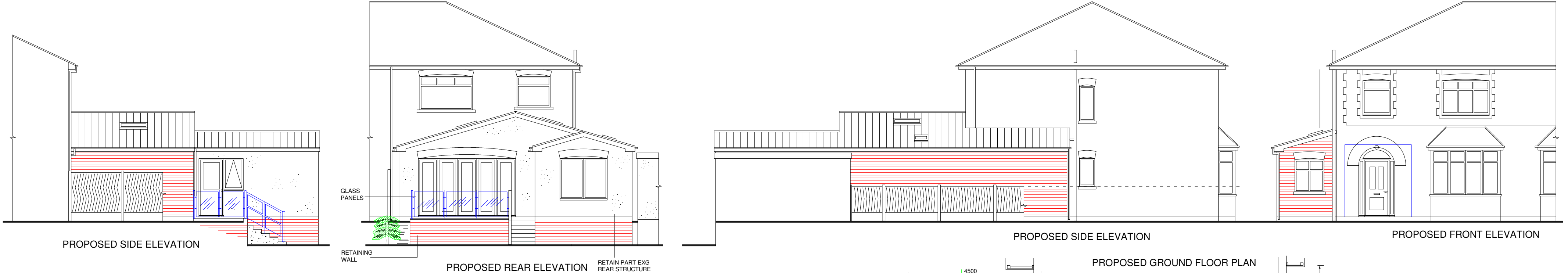
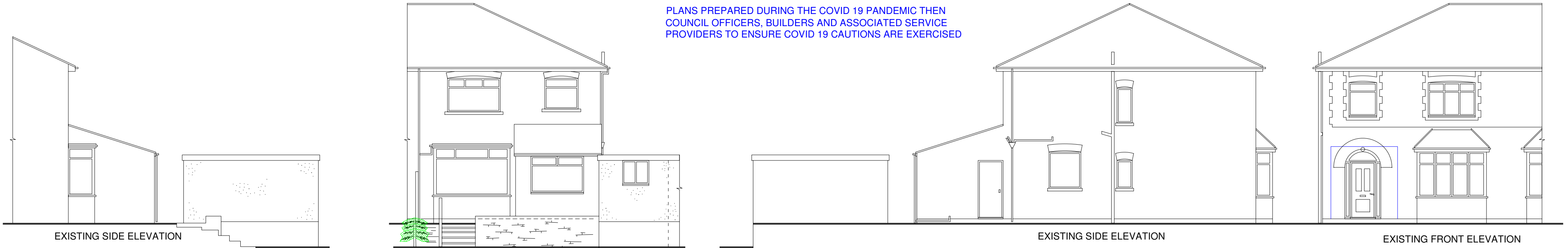


PLANS PREPARED DURING THE COVID 19 PANDEMIC THEN
COUNCIL OFFICERS, BUILDERS AND ASSOCIATED SERVICE
PROVIDERS TO ENSURE COVID 19 CAUTIONS ARE EXERCISED



THESE PLANS ARE SUBJECT TO LOCAL AUTHORITY APPROVAL &
APPLICATIONS FOR TOWN AND COUNTRY PLANNING AND/OR
BUILDING REGULATION WILL BE MADE.
WORK MUST NOT BEGIN UNTIL APPROPRIATE LOCAL AUTHORITY
APPROVALS HAVE BEEN GAINED

WASTE MANAGEMENT STATEMENT

- ENVIRONMENTAL PROTECTION ACT 1990 (PART II) s.33
IT IS ILLEGAL FOR ANY PERSON TO DEPOSIT CONTROLLED WASTE, KNOWINGLY CAUSE OR KNOWINGLY ALLOW CONTROLLED WASTE TO BE DEPOSITED IN OR ON ANY LAND UNLESS A WASTE MANAGEMENT LICENCE IS IN FORCE AND THE DEPOSIT IS IN ACCORDANCE WITH THE LICENCE.
- ENVIRONMENTAL PROTECTION ACT 1990 (PART II) s.34
BUSINESSES HAVE CERTAIN RESPONSIBILITIES TO ENSURE THAT WASTE MATERIALS FROM BUILDING ACTIVITIES ARE DISPOSED OF WITH DUE REGARD TO THE LAW.
A WASTE HOLDER HAS A DUTY OF CARE WITH REGARD TO WASTE AND IT IS AN OFFENCE IF THEY FAIL TO TAKE ALL REASONABLE MEASURES TO TRANSFER WASTE TO A PERSON AUTHORISED TO TRANSPORT WASTE WITH A WRITTEN DESCRIPTION OF THE WASTE.
- THIS ESSENTIALLY MEANS THAT THE BUILDER SHALL DEPOSIT WASTE CREATED AT THE SITE INTO A SKIP AND HAVE THAT SKIP TAKEN TO A LICENSED WASTE RECEIVING SITE FOR SALVAGE, RECYCLING OR DISPOSAL.
THE BUILDER HAS A 'DUTY OF CARE' IN RESPECT TO ENSURING ALL WASTE IS REMOVED/TRANSPORTED AWAY FROM THE SITE BY LICENSED CARRIERS.
THE BULK OF THE WASTE WILL BE INERT, BUT THERE MAY BE SOME MATERIAL THAT COULD BE HAZARDOUS AND AS SUCH WILL BE SUBJECT TO SEPARATE STORAGE AND ULTIMATE DISPOSAL. ANY SUSPECT MATERIAL SHOULD BE IDENTIFIED AND LABELLED AND NOTIFIED TO THE WASTE DISPOSAL SITE DESTINATION.

IMPORTANT NOTE FOR APPLICANTS

- IT IS PERMITTED TO USE AN APPROVED DRAWING AND SPECIFICATIONS IN ANY CONTRACT ARRANGEMENTS, HOWEVER, ITS USE IS LIMITED ONLY TO THE MATTERS DESCRIBED ON THE APPROVED PLAN AND NOT TO ANY DEPARTURES FROM THE APPROVED PLAN.
WHERE BUILDERS HAVE SEPARATE RESPONSIBILITIES OR ARRANGEMENTS WITH INSTITUTIONS SUCH AS GUILD OF MASTER CRAFTSMEN OR FEDERATION OF MASTER BUILDERS ETC., THEN THEY SHALL REMAIN UNDER THE OBLIGATIONS OF SUCH INSTITUTIONS.
- IN REGARDS TO THE PARTY WALL ACT OF 1996 AND SPECIFICALLY IN RELATION TO EXCAVATION WORK, THE PROVISIONS OF THE ACT WILL AFFECT THE PROPERTY OWNER AND OWNERS OF ADJACENT PROPERTIES.
ANY QUESTIONS IN CONNECTION WITH THE PARTY WALL ACT SHOULD BE RESOLVED BY OWNER AND/OR APPLICANT. THE SPECIFICATIONS AND DETAILS ON THESE PLANS DO NOT TAKE ACCOUNT OF MATTERS IN REGARDS TO THE PARTY WALL ACT.
- IF A BUILDING PROJECT HAS BOTH PLANNING & BUILDING REGULATION APPROVAL, THEN YOU MUST NOT BUILD ANYTHING OTHER THAN WHAT HAS BEEN APPROVED.
IT IS IMPORTANT THAT THE BUILDER & OWNER/APPLICANT READS ALL NOTES ON THE LATEST ISSUE AND/OR APPROVED PLANS TO ENSURE THEY UNDERSTAND THE VARIOUS DETAILS CONTAINED THEREIN. THIS INCLUDES ALL LETTERS, NOTIFICATIONS AND CALCULATIONS ETC.
- THE PRIMARY RESPONSIBILITY FOR ACHIEVING COMPLIANCE WITH THE BUILDING REGULATIONS RESTS WITH THE PERSON CARRYING OUT THE WORK. THIS IS EITHER THE BUILDER OR THE OWNER/APPLICANT.
A FULL PLAN BUILDING REGULATION APPLICATION MUST BE MADE WELL IN ADVANCE OF WHEN THE WORK IS TO START. THE LOCAL AUTHORITY WILL CHECK THE PLANS, CONSULT WITH ANY OTHER AUTHORITIES (E.G. PUBLIC SEWERS). TIME SCALES IS 5 TO 8 WEEKS FOR FULL APPROVAL. ONCE APPROVED WORK CAN THEN PROCEED.
AS PART OF THE CHECKING AND CONSULTATION STAGE THE PLANS MAY BE ALTERED TO SHOW COMPLIANCE. IT IS IMPORTANT THAT THE BUILDER/APPLICANT OR OWNER CHECKS THAT THEY ARE WORKING TO THE CORRECT ISSUE PLAN.
THE LOCAL AUTHORITY WILL CARRY OUT INSPECTIONS AT VARIOUS STAGES AND ISSUE A 'COMPLETION CERTIFICATE' UPON SATISFACTORY COMPLETION AND COMPLIANCE WITH THE BUILDING REGULATIONS.

USE THIS SCALE BAR FOR DIMENSION REFERENCING.



KEITH SWAIN DESIGN

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DRAWING NUMBER P13616

PROPOSED DEVELOPMENT

GROUND FLOOR EXTENSION TO FORM LOUNGE/DINING,
KITCHEN, UTILITY, SHOWER, WC/WB WITH
CHANGE OF USE OF GARAGE TO 'GRANNY' ACCOMODATION
AT

332 STAND LANE
RADCLIFFE, M26 1JB

SCALES 1 : 100

sht 1