

## DISCHARGE OF CONDITIONS

### APPLICATION REFERENCE: 2020/62/90350/E

#### Demolition of Existing Buildings and Erection of 7 Dwellings and Associated Garages (within a Conservation Area)

##### Condition 3 – Materials

**3. The external walls shall be constructed of natural stone and the roofing materials shall be natural stone or natural blue slate tiles. Samples of the materials hereby approved shall be submitted to and approved in writing by the LPA prior to commencement of the superstructure of the dwellings. The approved materials shall thereafter be retained.**

##### *Walling Material:*

- *140mm pitched face natural coursed stone sandstone (100mm on bed) from a local Yorkshire quarry.*



- *Ashlar stone from a local Yorkshire quarry.*



*Roofing Material:*

- *Natural blue slate (probably Spanish or Brazilian) with a warranty.*



**Condition 7 – Ecological Design Strategy**

**7. No development shall take place until an ecological design strategy (EDS) addressing mitigation and enhancement has been submitted to and in writing by the Local Planning Authority.**

- a. Purpose and conservation objectives for the proposed ecological works.**
- b. Location (shown on appropriate scale plans) of specific make and model, or design, of habitat boxes, such as bat boxes, bird boxes and hedgehog refuges. Habitat boxes to be integral to new structures where appropriate.**
- c. Details of how the design of boundary treatments will not obstruct the movement of hedgehogs.**
- d. Planting schedule and planting plan showing the inclusion of native species of tree and shrub to be included within/at the boundary of the application area, and how this achieves the stated purpose.**
- e. Details of maintenance.**

**The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.**

*Please refer to the Ecological Design Strategy by Brooks Ecological.*

**Condition 10 – Preliminary Risk Assessment SI**

**10. Groundworks shall not commence until actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase 1 Desk Study Report) has been submitted to and approved in writing by the Local Planning Authority.**

*Please refer to the Phase 2 Site Investigation and Gas Test Report by Rogers Geotechnical.*

*Please note a Phase 1 – Desk Study was produced by Rogers Geotechnical for the previous planning application at Gomersal Hall (ref: 2021/94499)*

### **Condition 11 – Phase 2 Site Investigation**

**11. Where further intrusive investigation is recommended in the Preliminary Risk Assessment approved pursuant to condition 10, groundworks (other than those required for a site investigation report) shall not commence until a Phase 2 Site Investigation Report has been submitted to and approved by the Local Planning Authority.**

*Please refer to the Phase 2 Site Investigation and Gas Test Report by Rogers Geotechnical.*

### **Condition 16 – Construction Method Statement**

**16. Prior to construction commencing, a schedule of the means of access to the site for construction traffic shall be submitted to and approved in writing by the LPA. The schedule shall include the point of access for construction traffic, details of the times of use of the access, the routing of construction traffic to and from the site, construction workers parking facilities and the provision, use and retention of adequate wheel washing facilities within the site. Unless otherwise agreed in writing by the LPA, all construction arrangements shall be carried out in accordance with the approved schedule throughout the period of construction.**

*Please refer to the MWA Construction Method Statement.*