

## **DISCHARGE OF CONDITION**

### **APPLICATION REFERENCE: 2024/62/91853/E**

**ERECTION OF 21 DWELLINGS WITH GARAGES, FORMATION OF ADOPTABLE ROAD, PRIVATE ROAD AND PARKING SPACES AND NEW CAR PARK AND BEER GARDEN FOR THE LIBERAL CLUB – LAND OFF CROFT STREET, OLD LANE, BIRKENSHAW BD11 2HT**

#### **Condition 16 – LMMP**

Prior to works commencing on the superstructure, a landscape management and maintenance plan (LMMP) for the external areas including any open space accessible to the public, playing fields etc shall be submitted to, and approved in writing by the LPA. This shall include:

- The landscape plan including hard and soft details together with planting plan & specification, location and specification of any play equipment or play elements and payable / education spaces or sports facilities / pitches including any surfacing, structures such as street furniture seats, litter bins, bollards, picnic tables and means of enclosure
- An implementation, management and maintenance programme including full details for management of newly established trees including, but not limited to, a watering regime, monitoring of stakes and ties, formative pruning, replacement of failed or damaged trees
- Details of monitoring and remedial measures, including replacement of any site furniture, trees, shrubs, hedgerows or planting that fails or becomes diseased within the first five years from completion
- The approved landscaping scheme shall, from its completion, be maintained for a period of 5 years. If within this 5 year period, any tree, shrub or hedge shall die, become diseased or be removed, it shall be replaced with others of similar size and species unless the LPA gives written consent to any variation

*Please refer to the following information by Studio 413:*

*LDP-24-P216 1001G-Landscape Proposals  
LDP-24-P216 1002G-Landscape Schedules  
LDP-24-P216 LMMP*

### **Condition 17 – Cycle Storage**

No dwelling shall be occupied until the approved cycle parking facilities for that dwelling, as shown on hereby approved drawing No. RHCS-MWA-XX-XX-DR-A-003 Rev P20, have been provided. The cycle storage facilities shall thereafter be retained.

*Please refer to the following information by Asgard:*

*Green Secure Cycle Store*

### **Condition 18 – Pedestrian Link Details**

Prior to development commencing on the superstructure of any dwelling hereby approved, a scheme detailing the proposed pedestrian connection between Allen Croft and Croft Street, as shown on plan ref: RHCS-MWA-XX-XX-DR-003 Rev P20, shall be submitted to and approved in writing by the LPA. The scheme shall include details of gradients, any steps, surface treatments (and surface build up), any handrails, boundary treatments and safety measures.

*Please refer to the following information by Eastwood:*

*48785-ECE-XX-XX-DR-C-0025-P06 Levels Plan*

*48785-ECE-XX-XX-DR-C-0029-P02-No Dig Footpath Construction*

### **Condition 20 – Drainage Details & Risk Assessment**

Development shall not commence until a detailed scheme detailing foul, surface water and land drainage, including the agreed discharge rate of 3.5l/s, indirectly or directly to watercourse, attenuation for the critical 1 in 100+ climate change rainfall event, attenuation construction details/design, plans and longitudinal sections, hydraulic calculations and phasing of drainage provision has been submitted to and approved in writing by the LPA. The scheme shall include a risk assessment and method statement, in accordance with CDM Regulations 2015, for access to and into the attenuation structure, and the scheme shall include a maintenance and management plan for surface water infrastructure. No part of the development shall be occupied until such approved drainage scheme has been provided on the site to serve the development or each agreed phasing of the development and retained thereafter.

*Please refer to the following information by Eastwood & Carlow Concrete:*

*48785-ECE-XX-XX-DR-C-0032-P03-Section through Tank and Adjacent Highway*

*48785-ECE-XX-XX-CA-C-P02 Drainage Calcs*

*48785-ECE-XX-XX-DR-C-0010-P05-S104 Agreement Plan*

*48785-ECE-XX-XX-DR-C-0006-P06-Longitudinal Sections*

*48785-ECE-XX-XX-RP-C-0010-Drainage Management & Maintenance*

*Carlow Concrete – Details Rev B*

*Part A Carlow Requirements Rev 3 (2025)*

*Part B Method Statement Rev 5 (2025)*

*Part C Site Risk Assessments Rev 2 (2025)*

### **Condition 28 – RW Construction Details**

**Before development commences, a scheme detailing location(s) and including cross-sectional information together with the proposed design and construction details of all new retaining walls/building retaining walls adjacent to the existing/proposed adoptable highway shall be submitted to and approved by the LPA in writing. Thereafter the development shall be undertaken in accordance with the approved details, which shall thereafter be retained.**

*Please refer to the following information by Eastwood:*

*48785-ECE-XX-XX-DR-C-0105-P01-Plot 18 Retaining Wall Details*

### **Condition 29 – Highway Drainage Details**

**Before development commences, a scheme detailing location(s) and including cross-sectional information together with the proposed design and construction details of all new surface water attenuation together with the proposed design and construction details of all new surface water attenuation tanks/pipes/manholes located within the proposed highway footprint or influence zone of highway loading shall be submitted to and approved by the LPA in writing. Thereafter the development shall be undertaken in accordance with the approved details, which shall thereafter be retained.**

*Please refer to the following information by Eastwood:*

*48785-ECE-XX-XX-DR-C-0011-P02-S104 Construction Details-Sheet 1*

*48785-ECE-XX-XX-DR-C-0012-P02-S104 Construction Details-Sheet 2*

*48785-ECE-XX-XX-DR-C-0013-P06-Flow Control Detail*

*48785-ECE-XX-XX-DR-C-0017-P04-Manhole Schedule*

### **Condition 30 – Temporary SW Drainage**

**Development shall not commence until a scheme, detailing temporary surface water drainage for the construction phase (after soil and vegetation / site strip) has been submitted to and approved in writing by the LPA. The scheme shall:**

- **Detail phasing of the development and phasing of temporary drainage provision;**
- **Include methods of preventing silt, debris and contaminants entering existing drainage systems and watercourses and how flooding of adjacent land is prevented; and**
- **Include a plan showing the location of the attenuation storage and supporting calculations, which shall be based on the critical 1 in 2 year storm. It should be assumed that once the site has been stripped that the percentage run-off will be 100%. The maximum allowable off-site discharge rate shall not exceed 2.5 litres per second per ha, unless otherwise agreed with the LLFA**

*Please refer to the following information by Eastwood:*

*48785-ECE-XX-XX-RP-C-009-Croft Street, Birkenshaw – Temporary Run-Off Management Plan*