PLANNING CONDITION COMMENTS

FOLLOWING RECEIPT OF PLANNING APPROVAL AVA/2014/1014 ISSUED ON 02ND FEBRUARY 2015, WE ARE NOW IN A POSITION TO PROVIDE YOU WITH THE ADDITIONAL INFORMATION YOU REQUESTED IN THE FORM OF CONDITIONS. I HOPE THE FOLLOWING PROVIDES CLARITY:

1. I NOTE YOUR COMMENT WHICH STATES "THE DEVELOPMENT SHALL BE BEGUN BEFORE THE EXPIRATION OF THREE YEARS FROM THE DATE OF THIS PERMISSION".

   NOTE TO CLIENT.

2. I NOTE YOUR COMMENT WHICH STATES "THE DEVELOPMENT HEREBY PERMITTED SHALL BE CARRIED OUT ONLY IN ACCORDANCE WITH THE DETAILS AND SPECIFICATIONS SHOWN ON THE AMENDED DRAWINGS 944 003 REV A AND 944 002 REV A RECEIVED ON 29 JANUARY 2015 AND DRAWING 944 001 REV E RECEIVED 10 DECEMBER 2014".

   NOTE TO CLIENT.

3. I NOTE YOUR COMMENT WHICH STATES "NO DEVELOPMENT SHALL TAKE PLACE UNTIL THERE HAS BEEN SUBMITTED TO AND APPROVED IN WRITING BY THE LOCAL PLANNING AUTHORITY DETAILS AND SAMPLES OF THE MATERIALS AND FINISHES TO BE USED FOR THE EXTERNAL ELEVATIONS AND ROOF OF THE PROPOSALS, AND THE DEVELOPMENT SHALL BE CARRIED OUT WITH THOSE MATERIALS".

   FACING MATERIAL - TERRA WEIGHNERBERGER - KASSANDRA MULTI BRICK.
   ROOF TILE - MARLEY 267 X 165 PLAIN SMOOTH GREY CONCRETE TILE (MAIN ROOF)
   MARLEY MODERN INTERLOCKING SMOOTH GREY CONCRETE TILE (LOW PITCH)
   WINDOWS - CREAM UPVC.
   DOORS - GREY / BLACK COMPOSITE / SOLID WOOD TO THE CLIENTS SPECIFICATION.
   RAINWATER GOODS - BLACK UPVC.

4. I NOTE YOUR COMMENT WHICH STATES "NOTWITHSTANDING THE PROVISIONS OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 (OR ANY ORDER REVOKING AND RE-ENACTING THAT ORDER) NO DEVELOPMENT RELATING TO CLASS A OF PART 1 OF SCHEDULE 2 (ERECTION OF EXTENSIONS) SHALL BE UNDERTAKEN WITHOUT THE PRIOR WRITTEN APPROVAL OF THE LOCAL PLANNING AUTHORITY".

   NOTE TO CLIENT.

5. I NOTE YOUR COMMENT WHICH STATES "NOTWITHSTANDING THE PROVISIONS OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 (OR ANY ORDER REVOKING AND RE-ENACTING THAT ORDER) NO DEVELOPMENT RELATING TO CLASS E OF PART 1 OF SCHEDULE 2 (ERECTION OF BUILDINGS INCIDENTAL TO THE ENJOYMENT OF THE DWELLING HOUSE) SHALL BE UNDERTAKEN WITHOUT THE PRIOR APPROVAL OF THE LOCAL PLANNING AUTHORITY".

   NOTE TO CLIENT.

6. I NOTE YOUR COMMENT WHICH STATES "NO WORK SHALL COMMENCE ON THE SITE UNTIL FULL DETAILS OF THE PROPOSED TREATMENT OF THE BOUNDARY(IES) HAS BEEN SUBMITTED TO AND APPROVED BY THE LOCAL PLANNING AUTHORITY. ANY AGREED SCHEME SHALL BE IMPLEMENTED IN FULL IN ACCORDANCE WITH A PHASING SCHEME PRIOR TO THE OCCUPATION OF THE DEVELOPMENT".

   PLEASE REFER TO DRAWING 944.202 FOR PROPOSED SITE LAYOUT & BOUNDARY TREATMENTS.

7. I NOTE YOUR COMMENT WHICH STATES "NO WORK SHALL COMMENCE UNTIL SUCH TIME AS A SCHEME INDICATING THE PROPOSED FLOOR LEVELS OF ALL BUILDINGS, AND THE RELATIONSHIP OF SUCH TO THE EXISTING DWELLINGS HAS BEEN SUBMITTED TO AND APPROVED BY THE LOCAL PLANNING AUTHORITY, AND THE DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE DETAILS".

   THE PROPOSED FINISHED FLOOR LEVEL IS TO BE SET AT HEIGHT OF 102.80AOD.

8. I NOTE YOU COMMENT WHICH STATES "BEFORE ANY OTHER OPERATIONS ARE COMMENCED A NEW VEHICULAR ACCESS SHALL BE CREATED TO LYNAM ROAD IN ACCORDANCE WITH REVISED APPLICATION DRAWINGS, LAID OUT, CONSTRUCTED AND PROVIDED WITH VISIBILITY SPLAYS MEASURING 2.4M X 21M TO THE EAST AND 2.4M X 34M TO THE WEST, THE AREA IN ADVANCE OF THE SIGHTLINES BEING MAINTAINED THROUGHOUT THE LIFE OF THE DEVELOPMENT CLEAR OF ANY OBJECT GREATER THAN 1M IN HEIGHT (0.6M IN THE CASE OF VEGETATION) RELATIVE TO ADJOINING NEARSIDE CARRIAGEWAY CHANNEL LEVEL".

   NOTE TO CLIENT / CONTRACTOR.

9. I NOTE YOUR COMMENT WHICH STATES "THE PREMISES, THE SUBJECT OF THE APPLICATION, SHALL NOT BE OCCUPIED UNTIL SPACE HAS BEEN PROVIDED WITHIN THE APPLICATION SITE IN ACCORDANCE WITH THE APPLICATION DRAWINGS FOR THE PARKING AND MANOEUVRING OF RESIDENTS' AND VISITORS' VEHICLES, LAID OUT, SURFACED AND MAINTAINED THROUGHOUT THE LIFE OF THE DEVELOPMENT FREE FROM ANY IMPEDIMENT TO ITS DESIGNATED USE".

   NOTE TO CLIENT / CONTRACTOR.

10. I NOTE YOUR COMMENT WHICH STATES "THE SHALL BE NO GATES OR OTHER BARRIERS WITHIN 5M OF THE NEARSIDE HIGHWAY BOUNDARY AND ANY GATES SHALL OPEN INWARDS ONLY".

    NOTE TO CLIENT.

11. I NOTE YOUR COMMENT WHICH STATES "THE NORTH EASTERN ACCESS SHALL ONLY BE USED FOR PURPOSES IN ASSOCIATION WITH THE EXISTING SEPTIC TANK OR FOR ACCESS TO THE FIELDS IN CONNECTION WITH AGRICULTURE, AND FOR NO PURPOSE WHATSOEVER IN ASSOCIATION WITH THE DWELLING. THE GATE IS TO BE LOCKED AT ALL OTHER TIMES".

    NOTE TO CLIENT.

12. I NOTE YOUR COMMENT WHICH STATES "THE INTRUSIVE SITE INVESTIGATION WORKS OUTLINED IN YOUR COAL MINING RISK ASSESSMENT, SUBMITTED AS PART OF THE APPLICATION, SHALL BE UNDERTAKEN PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENT".

    NOTE TO CLIENT / CONTRACTOR, ONCE THE EXPLORATORY DRILLING HAS TAKEN PLACE THE RESULTS WILL BE SUBMITTED TO THE LOCAL PLANNING AUTHORITY FOR APPROVAL.

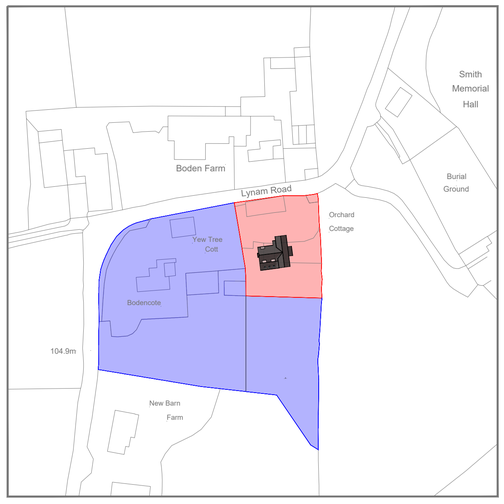
13. I NOTE YOUR COMMENT WHICH STATES "IN THE EVENT THAT THE SITE INVESTIGATIONS CONFIRMS THE NEED FOR REMEDIAL WORKS, TO TREAT ANY AREAS OF SHALLOW MINE WORKINGS TO ENSURE THE SAFETY AND STABILITY OF THE PROPOSED DEVELOPMENT, THESE WORKS SHALL BE UNDERTAKEN PRIOR TO COMMENCEMENT OF THE DEVELOPMENT".

    NOTE TO CLIENT / CONTRACTOR.

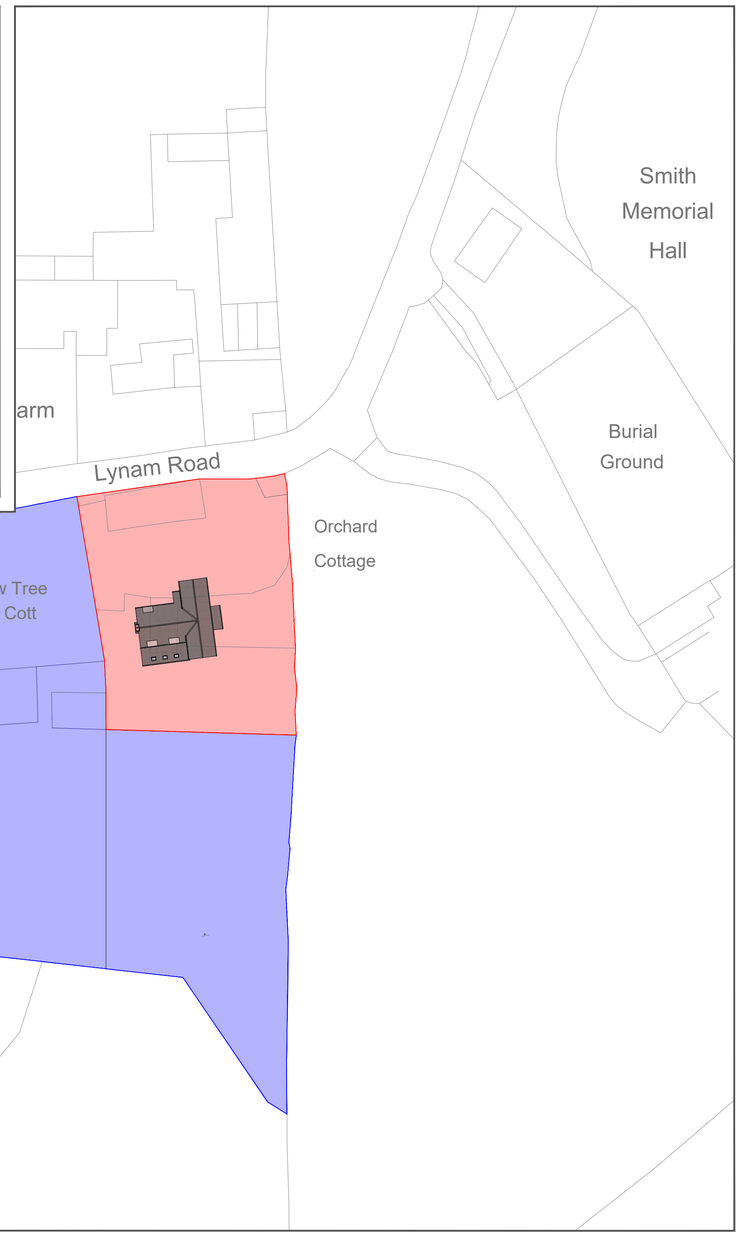
14. I NOTE YOUR COMMENT WHICH STATES "NO DEVELOPMENT SHALL TAKE PLACE UNTIL THERE HAS BEEN SUBMITTED TO AND APPROVED BY THE LOCAL PLANNING AUTHORITY A SCHEME OF LANDSCAPING. ALL PLANTING, SEEDING OR TURFING INDICATED ON THE APPROVED LANDSCAPING SCHEME SHALL BE CARRIED OUT IN THE FIRST PLANTING AND SEEDING SEASONS FOLLOWING THE OCCUPATION OF THE BUILDINGS OR THE COMPLETION OF THE DEVELOPMENT, WHICHEVER IS THE SOONER; AND ANY TREES OR PLANTS WHICH WITHIN A PERIOD OF FIVE YEARS FROM THE COMPLETION OF THE DEVELOPMENT DIE, ARE REMOVED, OR BECOME SERIOUSLY DAMAGED OR DISEASED, SHALL BE REPLACED IN THE NEXT PLANTING SEASON WITH OTHER OF SIMILAR SIZE AND SPECIES, UNLESS THE LOCAL PLANNING AUTHORITY GIVES WRITTEN CONSENT TO ANY VARIATION".

    NOTE TO CLIENT / CONTRACTOR, PLEASE REFER TO DRAWING 944.202 FOR THE PROPOSED SITE PLAN.

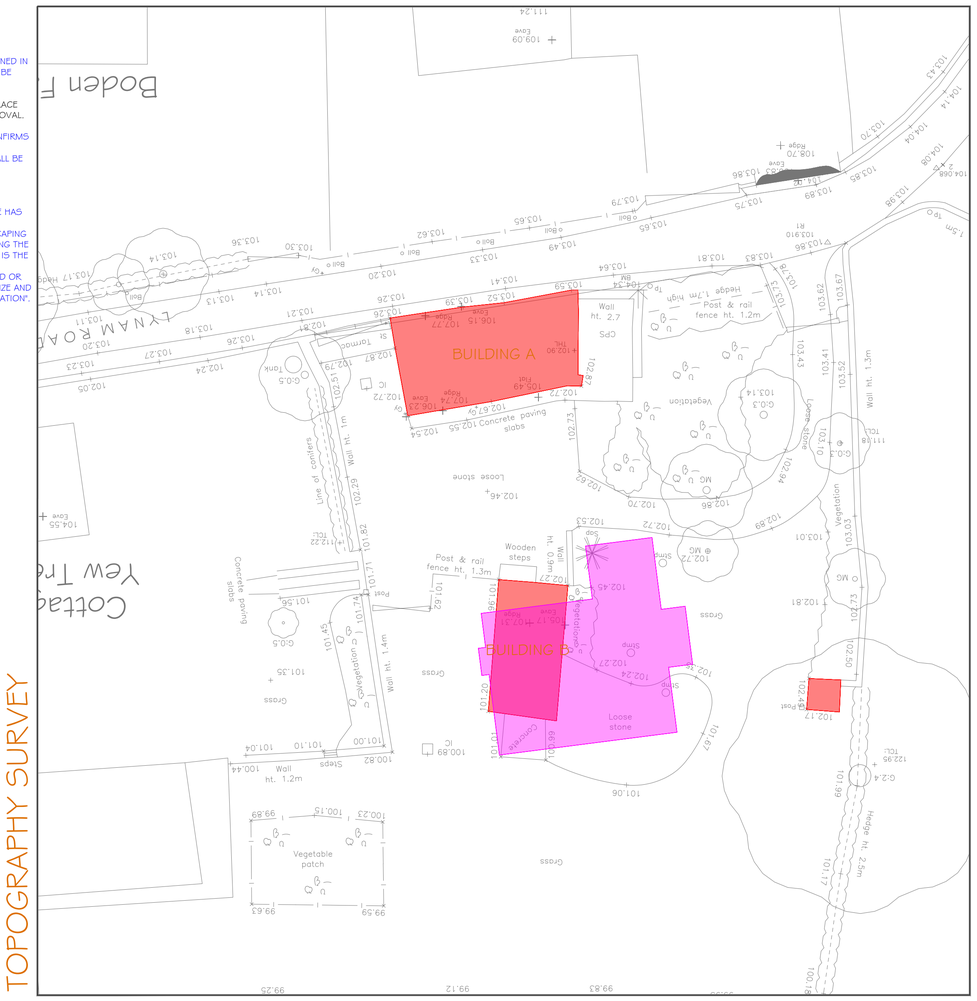
LOCATION PLAN



BLOCK PLAN



TOPOGRAPHY SURVEY


BUILDING A
BUILDING B
Wall ht. 2.7
Post & rail fence ht. 1.2m
Hedge 1.7m high
Wooden steps
Post & rail fence ht. 1.3m
Wall ht. 1.4m
Concrete paving slabs
Loose stone
Vegetation
Grass
Vegetable patch
Wall ht. 1.2m
Steps
Hedge ht. 2.5m
Wall ht. 1.5m
Tank
Shed
Greenhouse
Conservatory
Concrete slabs
Concrete paving slabs
Wall ht. 1.1m on embankment
Wall ht. 1.1m on embankment
Concrete slabs
Concrete paving slabs
Concrete slabs
Concrete paving slabs
Concrete slabs
Concrete paving slabs