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DISCHARGE OF PLANNING CONDITONS

Project: Extension and internal alterations at St David's Cottage
Site: St David's Cottage, Tainant, Penycae, Wrexham, LL14 1UG

This document is being prepared to discharge planning conditions 3-7 for Application No. PEN P/2022/0622

To be read in conjunction with;

- BERS-St David's Cottage, LL14 1UG (Final Updated).PDF

CONDITIONS

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

The development is scheduled to start within the next 12 months.

2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered SDC/PD/03, SDC/PD/04, SDC/PD/05 and as contained within the application documentation.

The development will be carried out in accordance with the approved project documentation.

3. Prior to the commencement of development, the name and contact details of the responsible Ecological Clerk of Works (ECOW) shall be submitted to and approved by the Local Planning Authority.

The Ecological clerk of works will be: Mel Reid BSc (Hons) MRes, Tel: [07711591700](tel:07711591700)
Email: melreid@arbetch.co.uk

4. Prior to the commencement of development, full details of the type and location of the proposed bat boxes to be installed around the site shall be submitted to and approved by the Local Planning Authority.

Full details and the location of the proposed bat boxes are contained within the updated Bat Emergence and re-entry Surveys report provided by Arbtech

5. Should the works to the roof not be completed within 12 months from the date of this permission, a new bat survey shall be undertaken and submitted to and approved by the Local Planning Authority prior to further work to the roof commencing.

This will be managed between the client and the appointed Ecological Clerk of works.

6. No part of the development shall commence until an external bat friendly lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented in accordance with the approved details prior to first use / occupation of the development.

The proposed lighting strategy has been outlined in the updated BERS report provided by Arbtech.

7. No part of the development shall commence until samples of all external facing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

The proposed vertical and horizontal timber cladding material will be larch boarding. Please see Fig.1 below for an illustrative example. The proposed render colour would be chalk to match the existing such as Weber pral m Render Chalk or similar. Please see Fig.2 below for a picture colour sample. The roof will be grey slate to match the existing

Fig.1 Example of proposed vertical Larch timber cladding



Fig.2 Colour swatch image of Weber Pral M Render Chalk



Chalk