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COVER LETTER

DESCRIPTION:

Discharge of Conditions 10, 12, 13, 15, 16 & 17

PREPARED FOR:

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London,
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REF: 26.002

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1 Discharge of Conditions 10, 12, 13, 15, 16 & 17

- 1.1 The proposed document is in-line with conditions 10, 12, 13, 15, 16 & 17 from the full planning application with reference number HGY/2025/1829.
- 1.2 Condition 10a - Means of enclosure are shown in the drawings 161 & 261 as well as detailed in the brochure 550 the choice being the 2.4m grey composite DuoFence posts & caps with 'Antique' coloured DuoFence boards.
- 1.3 Condition 10b - Hard landscaping are shown in the drawing 261 and the materials can be seen in the brochures 551 & 552. From brochure 551 the communal paving slabs are to be 600x1200mm Lava Grey paver slabs & for the balconies the selected tiles from brochure 552 are the Bavaria Primo Tiles.
- 1.4 Condition 10c - Planting plans are shown in the drawings 161 & 261, where the existing shows no trees and none are to be proposed.
- 1.5 Condition 10d - Cultivation Specifications are as follows:
 - the chosen grass species are to be 'Perennial Ryegrass' for its shade-tolerant and hard-wearing features,
 - the private garden space is to be maintained by the tenant,
 - as for the communal yard the landlord will be obligated to employ a property management company or contractor for maintenance,
 - maintenance and cultivation of the yard includes lawn mowing when overgrowth starts to develop during the spring and autumn seasons, regular mowing is required during summer to avoid sun damage, overseeding during autumn to repair patchy areas and avoiding mowing the grass too low at winter time.
- 1.6 Condition 10e - Schedule of plants are as follows:
 - the grass yards are to be Perennial Ryegrass, &
 - the bushes along the boundary are to be box hedge plants 'Buxus sempervirens' around 1.2m in height.
- 1.7 Condition 12 - Construction Management Plan is covered by the document 501, a Method of Construction Statement (MOCS).
- 1.8 Condition 13 - Desktop Study is covered by the document 502, a Geotechnical Report.
- 1.9 Condition 15 - Site registration of Non-Road Mobile Machinery is covered by the document 503.

- 1.10 Condition 16 - Air Quality & Dust Management Plan is covered by the document 504, in section 5 of the MOCS & document 502, a Dust Management Plan.
- 1.11 Condition 17 - Considerate Constructors Scheme, the site has been registered with the Considerate Constructors Scheme as evident in the document 505.