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Discharge of Conditions
Pre-Occupation: No9 Landscaping

Details of all existing trees and planting to be retained

Existing Trees
No existing trees therefore none retained

Existing Planting
The existing plot is generally laid to 'neglected or sparse lawn' which has achieved this state due to lack of maintenance/attention with no planting beds. It is proposed to revitalise all those areas which are not hard landscaped with grass. Refer to dwg no 3_200004 for area definitions and proposed revitalisation programme which will address the soil health, remove thatch, weeds, unwanted growth and debris, and promote new growth through overseeding and proper maintenance. This should include aerating the soil to improve drainage, removing thatch and dead grass, applying fertiliser, and maintaining a consistent mowing schedule.

Detailed breakdown:

1. Assess the Lawn:
   - Identify Issues:
     Determine if the sparseness is due to compacted soil, poor drainage, thatch buildup, or other factors like lack of sunlight or nutrients.
   - Note the Severity:
     Is it a few patches or a widespread issue? This will help determine the extent of the necessary work.

2. Prepare the Lawn:
   - Dethatching:
     Use a rake or dethatching tool to remove accumulated thatch, which can smother the grass and prevent water from reaching the roots.
   - Aeration:
     Aerate the soil to improve drainage and allow oxygen to reach the roots.
   - Levelling:
     If the lawn has low spots, apply topsoil and rake it in to create a smooth surface for new growth.
   - Debris Removal:
     Clear away leaves, twigs, and other debris that can prevent new grass from establishing.

3. Overseeding and Fertilisation:
   - Overseeding:
     Broadcast grass seed across the lawn (mixture of Perennial Ryegrass and Red Fescue) to fill in bare patches and thicken the turf.
   - Fertilization:
     Apply a balanced fertiliser to provide nutrients for healthy growth, especially if the soil is poor.

4. Watering and Mowing:

- Watering:
  Maintain consistent moisture, especially during germination and early growth, but avoid overwatering.
- Mowing:
  Establish a regular mowing schedule, keeping the grass at the appropriate height for the type of grass you have.
- Mowing Schedule (dependent upon weather) -
  Allow the new grass to establish roots and grow to a decent height before mowing (5-8 cm or 2-3 inches).
  First cut: Set the mower to its highest setting to minimise stress on the new blades.
  Mowing frequency: Mow the new lawn once a week or as growth dictate
  Maintain a mowing height of at least 3 cm.Use a grass bag to collect clippings, especially after the first few trims, to prevent smothering the new seedlings
  Fertilise the lawn a few weeks after the first germination to promote a healthy root system

5. Ongoing Maintenance:

- Fertilisation: Continue to fertilise regularly to maintain a healthy lawn.
- Weed Control: Address any weed issues promptly to prevent them from taking over the lawn.
- Drought Tolerance: Choose a grass type that is suitable for the local climate and water availability.

Details of all Hard Surfacing Materials and Finishes - Refer to Dwg No 3_200004

Dwarf Walls To Edges of Patio Areas - to match walls on proposed dwelling (refer to approved condition 7)



Paving

AREA A - Infill Paving To Front Entrance



Blanc de Bierges 140 x 140 x 50mm Striated Paving
Small scale setts

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AREAS B + C + D - Rear and Side Patios and Steps Down to Side path



Blanc De Bierge striated paving 590 x 590/390/290mm in random pattern laid to falls (away from dwelling)

AREA E - Footpath Along North Elevation



10mm or smaller self binding Cotswolds gravel. 50mm depth laid on a compacted sub-base MOT Type 3 and it is essential that Cotswold Self Binding Gravel is laid with crossfall to allow water to disperse.

Details of All Boundary Treatments

North Boundary (see photograph 1 on dwg no 3_100001) - As Existing - No change

East Boundary (see photograph 2 on dwg no 3_100001) - As Existing - No change

South Boundary (see photograph 3 on dwg no 3_100001) - As Existing - No change

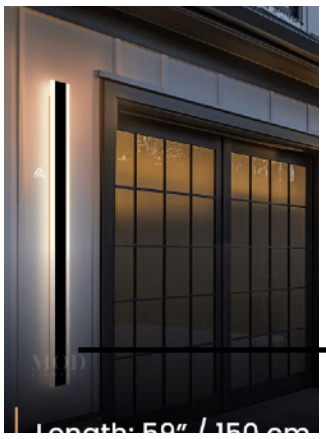
West Boundary (see photograph 4 on dwg no 3_100001) - As Existing - No change

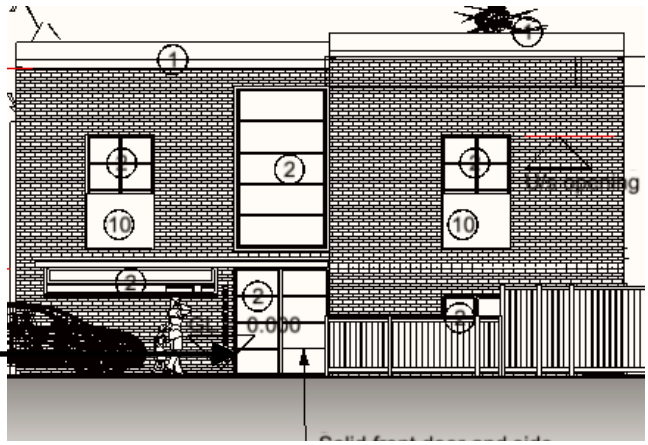
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Discharge of Conditions
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Details of all External Lighting - refer to dwg no 3_200004 + Elevations below

Front Entrance - wall mounted to align with horizontal centre of entrance doors

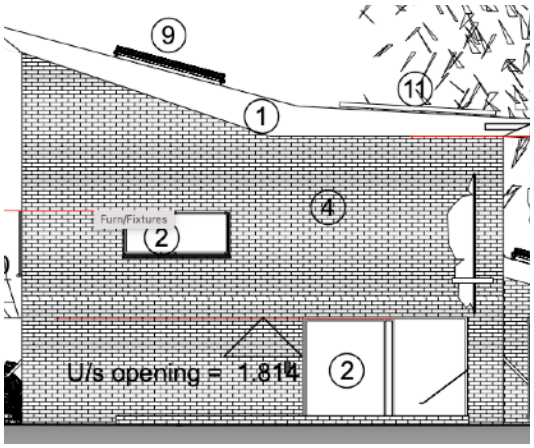




Haylen Sensor Waterproof Led Wall Light 1500mm x 80mm wide mm LED IP65 Weather Resistant & Anti-Rust Aluminum Colour: black. Warm White/3000K: 2400 lumens: Source: https://mod-lighting.com/products/haylen-sensor/3-colors-remote-dimming-59-150-cm

Kitchen Door (Top of Steps) + Patio Areas - I/l recessed nom 300mm above ground level

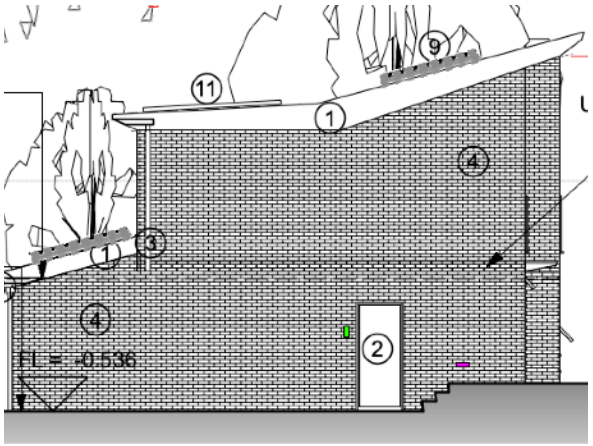




Lucande Lachlain LED recessed wall lamp, outdoorsColour Anthracite 2700K warm white: 545 lumens: 98 x 250 x 90 deep. Source: https://lampsmodern.co.uk/products or equal approved

Kitchen, Bedroom 3 and Living Room - wall mounted nom 1500mm above ground level





Lucande outdoor wall light Thomke, 2-bulb, anthracite, aluminium IP65 Die-cast aluminium / Single-pane safety glass (ESG) 2 x 4.3 W LED : 470 lumens: Source: https://lights.co.uk/p/lucande-outdoor or equal approved