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Cover Letter

Within this cover letter, you will find the relevant information to discharge **Conditions 3,4 & 5** in regard to **7 The Mallards, St Ives PE27 6HT (Planning Application Reference: 24/00431/FUL)**

Condition 3: *Notwithstanding the details submitted, no development shall take place above slab level, other than demolition, until details of all external materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.*

Condition 4: *No development above slab level shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include:*

(a) indications of all existing trees and hedgerows on the land and details of any to be retained; planting plans (which show the relationship to all underground services); written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;

(b) boundary treatments indicating the positions, design, materials and type of boundary treatments to be erected;

(c) a hard landscaping plan, indicating location, manufacturer, type, colour and size;

Condition 5: *Notwithstanding the details shown on the plans hereby approved, no development above slab level shall commence, until details of the provision of bin stores for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include, siting, means of enclosure, appearance and materials where appropriate. The facilities shall be provided in accordance with the approved details before the development to which it relates is occupied and shall be retained and only used as such.*

The requirements of the **Conditions 3, 4 & 5** can be found in submitted documents:

- **22363_04** (Entitled: Condition 3 – Proposed Materials)
- **22363_05** (Entitled: Conditions 4 & 5 – Landscaping & Refuse Storage)

We trust this information is complete. Should you require any further information please do not hesitate to contact us.

Yours faithfully,

Dan Cartwright

[redacted]

CIAT CHARTERED PRACTICE
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