

## DISCHARGE OF PLANNING CONDITION 09

Boundary Treatments and Surface Finishes – Neville/Fleet Street Development

Planning Reference: 3/2023/0956

Site Address: New Dwellings – Ravenscourt, Neville Street, Longridge, Preston, PR3 3FD

Drawing Reference: JM-0263-010/011 – Discharge of Conditions

### 1. Condition Wording

Condition 09




“Prior to first use of the dwellings hereby approved, details regarding alignment, height, and appearance of boundary treatments, fencing, walling, retaining wall structures and gates to enclose the identified residential curtilages shall be submitted and approved in writing by the local planning authority.”

### 2. Introduction

This statement supports the discharge of Condition 09. The following sections outline the boundary treatment types, surface materials, and their locations across the Neville Street development site. All details have been recorded on the annotated drawing and are illustrated through the enclosed photographs.



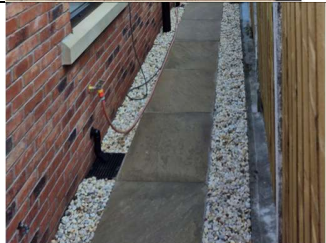
### 3. Boundary Treatments

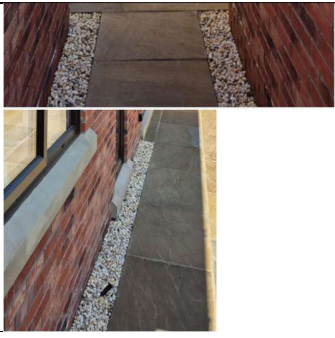
Ref	Type	Height	Description
A	Vertical Closeboard Timber Fence	1.8m	Timber posts and planed vertical boards with capping rail – natural finish
B	Timber Gate (Framed & Braced)	1.8m	Pedestrian access gate matching fencing, galvanised hinges and latch
C	Metal Gate (Wrought Iron Style)	1.6m	Black metal gate with gold feature details, set between brick walls
D	Brick Wall with Railings	0.6m wall + 0.6m rail	Red facing brick dwarf wall with topped with sandstone coping and black painted metal railings
E	Timber Panel Fence with Concrete Posts & Gravel Boards	1.8m	Treated timber panels set in concrete posts and 150mm gravel boards
F	Rendered Wall	Variable 1.6m/1.8m	Rendered block wall with sandstone copings

		<p>Ref A. Vertical close board timber fence</p>
		<p>Ref B. Timber gate, framed and braced</p>
		<p>Ref C. Metal gate, wrought iron style</p>
		<p>Ref D. Brick Wall with Railings</p>
		<p>Ref E. Timber Panel Fence with Concrete Posts &amp; Gravel Boards</p>
		<p>Ref F. Rendered Wall</p>

#### 4. Surface Treatments

Ref	Surface Type	Location	Description
S1	Resin Bound Gravel	Driveways	VubaMac permeable resin bound surfacing laid over MOT Type 3 sub-base. Fully SuDS compliant with high flexural strength. Natural finish using repurposed aggregate.
S2	Natural Stone Flags	Rear Patios	600x900 Sawn sandstone paving laid in stretcher bond with minimal joints. Buff tone to complement brickwork. Surface is level with 300mm wide perimeter gravel strips around all flagged areas (patios and paths) for drainage.
S3	Natural Stone Flags	Side Paths	Narrow-width paths using same stone flags as patios. Laid flush between buildings with gravel margin and weed suppressant membrane.
S4	White Decorative Gravel	Edging & Drainage Strips	10-20mm angular white stone laid over geotextile membrane to prevent weed growth and promote drainage at slab edges.

	S1. Resin Bound Gravel
	S2. Natural Stone Flags
	S3. Natural Stone Flags & Gravel Margin

	<p>S4. White Decorative Gravel</p>

### 5. Environmental and Visual Considerations

The boundary and surface materials have been selected to match the architectural character of the new dwellings, while ensuring durability and permeability. The resin-bound surfacing avoids hard runoff and meets Sustainable Urban Drainage System (SuDS) requirements. Timber fencing has been installed in natural finish and provides privacy without introducing excessive visual mass. Brick and rendered walls reflect the materials palette of the buildings and blend with the site topography.

### 6. Summary

All boundaries and surfacing features have been implemented in accordance with the approved site plan and design approach. The materials used meet planning policy and provide a visually appropriate, secure and well-drained environment.

We respectfully request that the Local Planning Authority consider the submitted details and confirm discharge of Condition 09.

#### Enclosures

1. Annotated Site Plan – JM-0263-010/011
2. VubaMac Resin Bound Surfacing Specification
3. Supporting Photographs of Fencing, Gates, and Surfacing