

Schedule of Conditions

1. **Flood Mitigation Measures:** Prior to the commencement of the development hereby granted consent, full details of the following flood mitigation measures shall be submitted to and approved in writing by the Planning Authority. Thereafter the proposal shall be implemented in accordance with the approved details unless the Planning Authority agrees, in writing, to any variation.
 - a. Local flood alarm system and flood plan (including evacuation plan);
 - b. Finished floor level which shall be set to at least the 1 in 200 year level plus climate change plus 0.6m freeboard;
 - c. Details of underbuilding or compensatory floodplain storage;
 - d. Swale to maintain flow pathways with respect to a 1 in 200 year plus climate change event.

REASON: To ensure the risk of flooding has been reduced by the use of appropriate mitigation measures.

2. **Agreement of Materials and Specifications:** Prior to the commencement of development on site, a further detailed specification of the undernoted proposed external finishing materials to be utilised on the building and grounds, including samples as indicated shall be submitted to, and agreed in writing by, the Planning Authority. Thereafter the specification and materials as may be approved in accordance with this condition shall be undertaken and used respectively in the completion of the project, prior to the proposed development being brought into use.
 - a. The roof sheeting;
 - b. External walls below finished floor level;
 - c. Manufacturers details of the windows and doors;
 - d. The colour/treatment/finishes of all exposed timberwork including the elevated pedestrian walkway;
 - e. The details of the material and colour of rainwater goods, barge boards and fascias; and
 - f. The material to be used to surface the new access road and car park.

REASON: To ensure that the external appearance of the development complements the rural character of the area and the appearance of the existing house and to ensure the implementation of the development in accordance with the further details as may be approved in compliance with the conditions attached to this permission.