

CONDITIONS OF APPROVAL REF:3/18/1335/FUL

CEMETERY LODGE, 109 APTON ROAD, BISHOPS STORTFORD, HERTS, CM23 3JN.

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(a) All existing levels will remain unaltered.

(b) The bounding walls of the cemetery will remain as existing.

A new yew hedge, beech hedge and new gates are shown on drawing No. 22.

(c) Car parking will remain as existing and is shown on drawing No.22.

(d) Pathways and vehicular access ways are as existing and shown on drawing No. 22.

(e) Hard surfacing will remain as existing.

(f) There are no new minor artefacts or structures proposed.

(g) Whilst there is electricity, gas, telephone and drainage on site these are not visible above ground and there are no manholes. The only visible surface water drainage from the building are downpipes which are shown on drawing No.9.

New foul drainage runs and manholes are shown on drawings Nos. 9 and 22.

(h) There are no historic landscape features that are affected by proposals.

(i) (j) (k)(l). The grass areas will remain as existing.

The new yew hedge (*Taxus Boccata*) indicated on drawing No.22 will be planted root balled, 1 metre high and planted at a rate of 2/metre.

The new beech hedge (*Fagus Sylvatica*) will be formed with 900mm high whips at a rate of 3/metre.

Planting will take place between March and November following completion of building works.

Planting of bulbs and other garden flowers will be at the discretion of the owners.