Development Management

My ref F/13/73591
please ask for Rosie Rivers
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Mr Ben Christian
Vail Williams LLP
Meridians House
7 Ocean Way
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Southampton
SO14 3TJ

03 May 2016

Dear Mr Christian

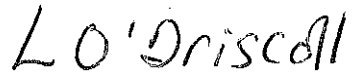
Application Ref: F/13/73591
Description: Construction of single storey unit for flexible use as retail/restaurant/takeaway uses (A1, A3, A5) with associated car parking & altered access, yard & bin store, landscaping, following demolition of existing 2no. retail units
Site: 3 High Street, West End, Southampton, SO30 3AA

Please see below a summary of the conditions relating to the above application, and their current status.

Condition	Details	Compliance and Date
(2) Prior to commencement of development, details shall be submitted to and approved in writing to show an area within the building hereby approved by the Local Planning Authority for both customer trolleys and delivery trolleys and associated waste products. The works shall be carried out in accordance the approved details and thereafter retained. Reason: In order to secure a well planned development and in the interests of visual amenity.	Plan no. - 16010 – P05 rev I	Complied with 03/05/2016
(4) Prior to commencement of development and once the final design and layout of the scheme is agreed, including the location and position of utility services, an Arboricultural Method Statement (AMS) must be submitted to and approved in writing by the Local Planning Authority before any equipment, materials or machinery are brought onto the site for the purposes of development. A pre-commencement site meeting between the Tree Officer, Arboricultural Consultant and Site Manager will also	Arboricultural Method Statement by Mark Hinsley Arboricultural Consultants Ltd dated 11th February 2016 – 3 High Street, West End The condition is discharged, subject to the pre-commencement meeting with the Council's Tree Officer.	Complied with 03/05/2016

be required to confirm details regarding the protection of trees on and adjacent to the site in accordance with the Arboricultural Impact Appraisal and Method Statement. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.		
(5) Prior to commencement of development a Tree Protection Plan should be submitted to and approved in writing by the Local Planning Authority. The tree protection should be positioned as shown on a finalised Tree Protection Plan, before any equipment, materials or machinery are brought onto the site for the purposes of the development. The tree protection should be retained until the development is completed and nothing placed within the fencing, nor any ground levels be altered or excavations made without the written consent of the Local Planning Authority. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.	Tree Protection plan – 3100TPP	Complied with 03/05/2016
(7) Development shall not begin until a Construction Management Scheme of works detailing measures to be taken to control noise, dust and vibration from site activities has been submitted to and approved in writing by the local planning authority. The approved scheme must then be fully implemented. Reason: To protect neighbouring residential amenity	Construction Management Scheme by Boyle and Summers – 3 High Street, West End	Complied with 03/05/2016
(11) No development shall start until details of the access including any footway and verge crossing have been submitted to and approved in writing by the Local Planning Authority. The development shall not be [occupied/ brought into use] until the approved details have been fully implemented [unless agreed in writing by the Local Planning Authority]. Reason: To ensure satisfactory vehicular access.	Plan no. 12103 – P.03 Rev F	Complied with 03/05/2016

Yours faithfully



Louise O’Driscoll
Head of Development Management