

NEIL SANDERS
SANDERS DESIGN SERVICES LTD
95 CEDAR ROAD
HYTHE
SOUTHAMPTON
SO45 3PX

Application DC/22/93082
Please ask for Rachael Morris
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Working hours
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Wednesday 12 April 2023

Dear Mr Sanders

Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

In pursuance of their powers under the above Act and in accordance with your application received on 17 May 2022 and made valid on 26 May 2022, the Council, as Local Planning Authority hereby confirm the status of the following conditions in respect of:

Application No: DC/22/93082
Description: Discharge of conditions 3 (CEMP), 4 (tree protection), 5 (flood risk assessment), 8 (drainage), 10 (culverted main river), 11 (underground services), 12 (landscaping) and 13 (ecological enhancements) of planning permission F/19/85935 for erection of 1no. four bedroom dwelling following the demolition of the existing dwelling.
Site: 32 VALLEY ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1GP

<u>Condition</u>	<u>Details</u>	<u>Compliance and Date</u>
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3	No construction work shall be commenced on the site until details of a Construction Environment Management Plan (CEMP) have been submitted to and approved in writing by the Local Planning Authority. Work shall not be carried out other than in accordance with the approved CEMP, which shall include the following details: a) a programme of the development work, (which shall detail any further clearance and demolition operations carried out), including ground works, any drainage works or alterations affecting the nearby main river, the construction of the new dwelling, and the laying out of the access, hard-surfaced circulation and parking areas; b) the location of any temporary site buildings, compounds, construction material lay down and storage, and plant storage areas to be used during construction; c) the arrangements, including times, for deliveries associated with all construction works, and loading/ unloading of plant and materials; d) provision for the parking of vehicles of site operatives and visitors for the duration of the construction project; e) measures to control the emission, and deposit on adjoining property and on Valley Road, of mud dust and dirt generated by construction activity on the site and traffic associated with it, including wheel wash facilities and dirty water drainage arrangements (with particular reference to the prevention of material passing into the nearby watercourse); f) measures to control noise and vibration from construction activities; g) provision for storage, collection, and disposal of rubbish and recycling materials from the development during the construction project; h) the erection and maintenance of security fencing or hoarding; i) any temporary external lighting; j) a prohibition on any materials, waste or other substances being burnt on site; k) a limitation of construction working hours to be only between 08.00 and 18.00 Mondays to Fridays, and 08.00 and 13.00 on Saturdays, and there to be no working at any time on Sundays and on Bank Holidays, and l) measures to check for the presence or nesting/roosting habitat of protected wildlife, including bats and birds, immediately before any works are re-commenced on the site, and appropriate measures to safeguard such species and habitat in the event of their discovery.	<u>Details not approved</u> Environment Agency objection. Further details should be provided confirming the exact alignment and depth of the culverted main river and how this asset will be protected from potential damage resulting from construction works, including ground works and excavations. Details of the foundations for the proposed building should be submitted, and calculations showing that the culvert will not be put under extra loading will also be needed in order to discharge condition 10.
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4	No excavation or construction work shall be commenced until written verification has been submitted to and acknowledged by the Local Planning Authority of the installation of the tree protection fencing and ground protection measures set out in the approved Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement ref MJC-19-0110 dated 02.06.2019 received at EBC 25.06.2019. These tree protection measures shall be retained in their approved form for the duration of the construction work. No access by vehicles, no installation of temporary buildings or structures, and no placement of goods, plant, equipment, materials, soil, chemicals, fuels, landscaping stock or waste shall take place within the protected areas at any time during the carrying out of the development. Plan/report numbers: TT1 and TT2	<u>Details approved</u> <u>06/04/2023</u>
5	No construction operations, including groundworks, shall be commenced on the site until details of the following matters have been submitted to and approved in writing by the Local Planning Authority: a) a strategy to ensure the safety of occupiers of the proposed dwelling in the event of flooding, to include warning and evacuation procedures, physical measures to enable a means of escape from the proposed building to a place of permanent refuge, the identification of a temporary refuge from flood water, and arrangements for rescue from the site, and b) physical measures to provide resistance to and resilience against the effects of flooding on the proposed dwelling, providing always that such measures shall not themselves increase flood risk elsewhere. Plan/report numbers: Flood Risk Assessment V1.2, Technical Note 8285/01 Rev 3	<u>Details approved</u> <u>06/04/2023</u>
8	No construction or landscaping operations shall be commenced on the site until details of foul and surface water drainage from the site have been submitted to and approved in writing by the Local Planning Authority. The details for surface water drainage shall demonstrate how run-off from the development will be managed as close to its source as possible, will ensure that discharge rates and directions of flow mirror those before development, and will be of suitable quality not to harm the integrity of the River Itchen which has been designated as a Special Protection Area. Plan/report numbers: Technical Note 8285/01 Rev 3, 8285/501 Rev A	<u>Details approved</u> <u>06/04/2023</u>

10	No construction or landscaping operations shall be commenced on the site until details of the assessment, and measures for the avoidance and control of impact of the development on the nearby culverted main river have been submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency. The development shall not be carried out other than in accordance with the approved details and measures.	<u>Details not approved</u> Environment Agency objection. Further details should be provided confirming the exact alignment and depth of the culverted main river and how this asset will be protected from potential damage resulting from construction works, including ground works and excavations. Details of the foundations for the proposed building should be submitted, and calculations showing that the culvert will not be put under extra loading will also be needed in order to discharge condition 10.
11	No construction or landscaping operations shall be commenced on the site until details of the location, depth, means of laying and maintenance access of underground services for the dwelling (including water supply, sewerage, power, fuel and communications) have been submitted to and approved in writing by the Local Planning Authority. Such details shall demonstrate how trees and the main river on and near the site shall be protected from harm during the installation and maintenance of these services. The development shall not be carried out other than in accordance with the approved details. Plan/report numbers: 8285/501 Rev A and 8285/01 Rev 3	<u>Details approved</u> <u>06/04/2023</u> From the perspective of the LPA the information is suitable but please ensure this accords with Building Regulation standards.

12	No construction or landscaping operations shall be commenced until details of the hard landscaping of the site shall have been submitted to and approved in writing by the Local Planning Authority. These details shall include the location of all hard surfaced areas, specifying colour, finish and permeability of surface materials, and finished levels. The development shall not be carried out other than in accordance with the approved details. Plan/report numbers: rvr sht 7 Rev C	<u>Details approved</u> <u>06/04/2023</u>
13	The development hereby permitted shall not progress above ground floor slab level until details of bat and bird boxes, to be integrated into the fabric of the dwelling, and of the provision of small mammal access through any new boundary enclosures, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details. Plan/report numbers: rvr sht 7 Rev C	<u>Details approved</u> <u>06/04/2023</u>

Yours faithfully



Andy Grandfield
 Service Director Planning and Environment