

MR IAN HUMBLE
DOSWELL PROJECTS LTD
UNIT 14/15
MONKS BROOK INDUSTRIAL PARK
SCHOOL CLOSE
CHANDLER'S FORD
SO53 4RA

Application	F/23/95177
Please ask for	Gary Osmond
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Monday 12 June 2023

Town and Country Planning Act 1990
The Town and Country Planning (Development Management Procedure) (England)
Order 2015

Application No. F/23/95177

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 4 May 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Construction of 2No. one bedroom and 2No. two bedroom apartments in a two storey block, with ancillary amenity space, landscaping, parking, bin and cycle storage
Site:	Land at Nightingale Avenue, Eastleigh, Land at Nightingale Avenue, Eastleigh

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall start no later than three years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby permitted shall be implemented in accordance with the following plans referenced: S101, S102, S103, S110, P102, P103, P110 & DD624L01.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The development hereby permitted shall not be commenced for a period of at least 21 days from the date of the decision.

Reason: To comply with Section 28(6) of the Wildlife and Countryside Act 1981 (as amended) as this permission is being granted otherwise than in accordance with the advice of Natural England.

- 4 No construction or site preparation work shall start until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. All works shall only take place in accordance with the approved method statement which shall include:
- a) location of temporary site buildings, compounds, construction material and plant storage areas used during demolition and construction;
 - b) the arrangements for the routing/ turning of lorries and details for construction traffic access to the site;
 - c) the arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials and restoration of any damage to the highway;
 - d) the parking of vehicles of site operatives and visitors;
 - e) measures to control the emission of dust and dirt generated by demolition and construction;
 - f) a scheme for controlling noise and vibration from demolition and construction activities (to include piling);
 - g) provision for storage, collection, and disposal of rubbish from the development during construction period;
 - h) measures to prevent mud and dust on the highway during demolition and construction;
 - i) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - j) temporary lighting; and
 -) protection of pedestrian routes during construction.

Reason: To limit the impact the development has on the amenity of the locality.

- 5 The development must accord with the arboricultural report reference J1377.02. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work and may only be modified subject to written agreement from the LPA.

Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

- 6 Notwithstanding the submitted details, no construction work shall start on site until the following has been submitted to, and approved in writing by the Local Planning Authority:
- a) A site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk

study in accordance with BS10175:2001+A2:2017, and, unless otherwise agreed with the Local Planning Authority;

b) A detailed scheme for remedial works and measures to be undertaken to avoid the risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such a scheme shall include nomination of a competent person to oversee the implementation of the works.

Site investigations are to be undertaken by a competent person and in accordance with best practice as outlined in BS10175:2011+A2:2017 and LCRM. Any gas monitoring deemed appropriate is to be in accordance with best practice as outlined in such documents as BS8576:2013, BS 8485:2015+A1:2019, Claire RB17 and CIRIA C665.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors.

- 7 Before any part of the development is occupied or used, unless otherwise first agreed in writing by the Local Planning Authority (LPA), a verification report demonstrating the effectiveness of the remediation works carried out and a remediation completion certificate confirming that the approved remediation scheme has been implemented in full shall both have been submitted to and approved in writing by the LPA. The verification report and remediation completion certificate shall be submitted in accordance with the approved scheme and undertaken by a competent person in accordance with Defra and the Environment Agency's LCRM.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors.

- 8 No construction, demolition or deliveries to the site shall take place during the construction period except between the hours of 0800 to 1800 Mondays to Fridays or 0900 to 1300 on Saturdays and not at all on Sundays or Public Holidays.

Reason: To protect the amenities of the occupiers of nearby dwellings.

- 9 No development above damp-proof course level shall start until details and samples where requested of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.

- 10 No part of the development shall be occupied until external lighting details has been submitted to and approved in writing by the Local Planning Authority and installed on the site. The scheme shall include lighting on the northern elevation to provide a safe access to the site after dark.

Reason: In the interests of security and ecological protection.

- 11 The development shall be carried out in accordance with the approved drainage strategy technical note, by Odyssey, dated April 2023, Ref: 21-138. No part of the development shall be occupied until management and maintenance details for the drainage system have been submitted to and approved in writing by the Local Planning Authority.

Reason: To provide a sustainable drainage system.

- 12 The development hereby permitted shall not be occupied until a mitigation package addressing the additional nutrient inputs arising from the development has been submitted to, and approved in writing by, the Local Planning Authority. Such a mitigation package shall address all of the additional nutrient loading upon protected European sites from the development and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of those European Sites, having regard to the conservation objectives for they are designated. The mitigation package shall be implemented in full and evidence of this provided to the Local Planning Authority in writing prior to first occupation of the development.

Reason: To mitigate the nitrates impacts arising from the development upon the European protected Solent Complex in accordance with the requirements of the Conservation of Habitats and Species Regulations 2017.

- 13 No development above damp-proof course level shall start until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard & soft landscaping, including trees and shall provide details of timings for all landscaping and any future maintenance. The works shall be carried out in accordance with the approved plans and to the appropriate British Standard.

Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of residents.

- 14 All hard & soft landscaping and tree planting shall be carried out in accordance with the approved details and to the appropriate British Standard. For a period of 5 years after planting, any trees or plants which are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of the same species, size and number as originally

approved in the landscaping scheme.

Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of residents.

- 15 No development above damp-proof course level shall start until full details of ecological enhancement measures have been submitted to and approved in writing by the Local Planning Authority. These agreed measures shall then be implemented in full prior to occupation of the development and retained throughout the lifetime of the development.

Reason: To protect and enhance biodiversity.

- 16 The development hereby permitted shall not be occupied until the bin and cycle storage, site access and car parking spaces have been provided in accordance with the approved plans and thereafter retained. The car parking spaces shall only be used for the purpose of accommodating private motor vehicles incidental to the enjoyment of the residential development.

Reason: To make provision for off street parking for the purpose of highway safety.

- 17 The first floor windows on the western elevation serving the kitchen and bathroom of Unit 4 shall either be: obscure glazed to Pilkingtons level 3 or equivalent with no opening part less than 1.7 metres above the floor level of the rooms which they serve; or positioned with their lower sill at least 1.7 metres above the floor of the room in which it is installed. Once installed the windows shall be permanently maintained in that condition.

Reason: To protect the amenity and privacy of the adjoining residential properties.

- 18 No development above damp-proof-course level shall continue until details of suitable physical safety measures to protect the boundary between the development's parking area and No.15 Falcon Square from vehicle movement have been submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall not be brought into use until these agreed measures have been installed and shall be retained throughout the lifetime of the development.

Reason: In the interests of safety.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (July 2021), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Note to Applicant: the permission does not authorise the undertaking of any

works involving excavations in the carriageway, footway or verge. A road opening permit must be obtained from Hampshire Highways.

Note to Applicant: It is requested that the building works are carried out considerately to minimise disruption to the occupiers of the neighbouring properties. The council operates a code of best practice, which is available on the council's website www.eastleigh.gov.uk by following the links to Planning, Guidance on the process, scroll down to Guidance on Aspects of the Planning & Construction Process and select considerate builders' advice note.

Yours faithfully

A handwritten signature in black ink that reads "Andy Grandfield". The signature is written in a cursive, flowing style.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes