

LPA Appendix A – Suggested Conditions

Appeal by: Mr & Mrs Adam Eldridge
Site: 23 Oatlands Road, Botley, Southampton, SO32 2DE
Appeal Ref: APP/W1715/W/23/3321290

Conditions:

Approved plans

The development hereby permitted shall be implemented in accordance with the following plans numbered: 2022/03 & 2022/04.

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

Commencement within 3 years

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.

Drainage - Foul

No development shall start until details for the disposal of disposal of foul sewerage from the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall then accord with the approved details.

Reason: To ensure satisfactory provision of foul water drainage.

SUDS - Details

No development shall start until details of a sustainable drainage system have been submitted to and approved in writing by the Local Planning Authority. The details shall include a timetable for its implementation and a management / maintenance plan for the lifetime of the development, including the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the effective operation of the sustainable drainage system throughout its lifetime. The system shall be implemented and thereafter managed and maintained in accordance with the approved details throughout the lifetime of the development.

Reason: To ensure satisfactory drainage for the development.

SUDS – Verification

The Sustainable Drainage Scheme shall be fully implemented and written verification by an appropriate drainage consultant of its implementation in accordance with the approved plans and supporting drainage statements shall be provided to the Local Planning Authority prior to the first occupation of the development. The sustainable drainage scheme shall thereafter be retained, maintained and managed in accordance with the approved management and maintenance statement.

Reason: To prevent flooding and pollution.

Materials & finishes

No development above DPC level shall continue until details of the materials to be used in the construction of the external surfaces of the development hereby permitted, to include all walls, roofs, fenestration, window surrounds and rainwater goods 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 and the interest of neighbouring amenities.

Provision of bin and cycle storage

No development shall start until details for the on-site provision of bin & cycle storage facilities within the site have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the bin & cycle storage has been constructed in accordance with the approved details and thereafter retained and kept available.

Reason: To ensure the adequate provision of on-site facilities.

Biodiversity enhancements

No development above DPC level shall continue until details of biodiversity enhancement measures has 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 protect and enhance biodiversity.

Tree protection

No excavation, demolition or development related works shall take place on site until a scaled and referenced tree protection plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), is submitted and approved by the LPA. The approved tree protection plan must be adhered to in full, 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.

CEMP

No construction or demolition work shall start until a Construction Environment Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. Demolition and construction work shall only take place in accordance with the approved Construction Environment Management Plan which shall include:

- a) location of temporary site buildings, compounds, construction material and plant storage areas used during demolition and construction;
- b) the parking of vehicles of site operatives and visitors;
- c) the arrangements for the routing/turning of lorries and details for construction traffic access to the site;
- d) measures to control the emission of dust and dirt generated by demolition and construction;
- e) a scheme for controlling noise and vibration from construction activities (to include piling);
- f) provision for storage, collection, and disposal of rubbish from the development during construction period;
- g) measures to prevent mud and dust on the highway during demolition and construction;
- h) the erection and maintenance of security hoarding; and
- i) temporary lighting.

All demolition and construction must then be undertaken in accordance with the agreed plan for the duration of the works period.

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

Construction hours

No construction, demolition or deliveries to the site shall take place during the construction period except between the hours of 08:00 to 18:00 Mondays to Fridays and 09:00 to 13:00 on Saturdays and not at all on Sundays or Public Holidays or those times restricted by the following condition.

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

No burning

No burning of materials obtained by site clearance or any other source shall take place during the demolition, construction and fitting out process.

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

Removal of permitted development

Notwithstanding the provisions of the Town and Country Planning [General Permitted Development] Order 2015 [or any order revoking and re-enacting that Order with or without modification], no development permitted by Classes A or E of Part 1 of Schedule 2 of the order shall be carried out without the prior written consent of The Local Planning Authority.

Reason: To protect the amenities of the locality and to maintain a good quality environment for occupiers.

Nutrients, Solent and New Forest

The development hereby permitted shall not be occupied until a mitigation package addressing the additional nutrient inputs and increased recreational pressures 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 and recreational pressures 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 impact will not have an adverse effect on the integrity of those European Sites, having regard to the conservation objectives for which 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 nutrient 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.