

MRS GILLIAN DOCHERTY
DOC DESIGN
5 WESTDALE DRIVE MOODIESBURN
GLASGOW
G69 0NP

Application	F/23/96317
Please ask for	Rachael Morris
Direct dial	023 8068 8463
Working hours	Mon to Fri 8:30am to 5pm
Email	rachael.morris@eastleigh.gov.uk

Thursday 1 February 2024

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

Application No. F/23/96317

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 9 November 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Relocation of front entrance with associated ramp and stairs for access. Installation of plant to the rear.
Site: BERRYWOOD BUSINESS VILLAGE, TOLLBAR WAY, HEDGE
END

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: P(00)01_A, P(00)04_F, P(00)38_B, P(00)39_B, P(00)40_D, P(00)41_B, P(00)42_A and P(00)42_B.

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

- 2 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.

- 3 The siting and installation of plant and equipment which gives rise, or is likely to give rise, to emissions to air of either ash, dust, fume, gases, grit, odours or soot shall be approved in writing by the local planning authority.
Reason: To protect the amenities from air pollution.
- 4 Any fixed plant or machinery used on site shall be provided with suitable acoustic attenuation, or sited at agreed locations, to mitigate the effects of noise as approved in writing by the local planning authority.
Reason: To protect the amenities from noise
- 5 A biodiversity enhancement is required to be installed prior to first use, this shall include a bat box and a swift box. The Bat Conservation Trust recommends installing a bat box at least 4 m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west. Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight.
Reason: To ensure a biodiversity enhancement is achieved in accordance with policy DM11 of the Eastleigh Borough Local Plan (2016-2036)

Note to Applicant: In the event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be called. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>.

Note to Applicant: As a precaution, all site operatives must be made aware of the potential presence of these species (great crested newts, grass snakes, stag beetles and hedgehogs). In the unlikely event that any protected species are found on site they should not be handled or disturbed but be allowed to move to a place of safety on their own. Any excavations or open pipes should be covered at night or fitted with a slanted rough board as a small animal escape ramp. Building materials must only be stored on hard standing and no fires can be lit on site.

Note to Applicant: Separate advertisement consent is required for proposed advertisement

- 9 Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (Dec 2023), 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.

Yours faithfully

A handwritten signature in black ink that reads "N Parker". The signature is written in a cursive style with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes