

CONDITIONS
The development hereby permitted shall be implemented in accordance with the following plans: Location and Block Plan: 001 Existing Site Layout Plan: 002 Existing Floor Plans: 003 Existing Elevations: 004 Proposed Site Plan: 005 Rev D Street Scene Plan: 006 Rev D Proposed Floor Plans: 007 Rev D Proposed Elevation Plans: 008 Rev E Site Section Plans: 009 Rev d
The development hereby permitted shall start no later than three years from the date of this decision.
Notwithstanding the approved plans, no development shall start until details and sample of the materials to be used in the construction of the external surfaces, including the proposed balustrades, railings and privacy screen 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
Prior to the first use of the first floor front balcony, the privacy screening shall be implemented in accordance with the approved plans. These features shall thereafter be retained. Construction work shall only take place in accordance with the approved CEMP.
No development shall start on site until a landscaping plan which demonstrates sufficient green infrastructure has been provided on site and has been approved in writing by the Local Planning Authority.
No development shall start until a biodiversity mitigation and enhancement plan has been submitted to and approved in writing by the Local Planning Authority and shall include the installation of a bat or bird box on the building.
No development shall start until the access, including the footway and/or verge shall be constructed in accordance with the approved plans
Note to Applicant: Removal of the chimney stacks must be done without disturbance to the roof and outside of the main bat activity season (May-September)
Note to Applicant: If any bats or signs of bats are found all work must stop and a license from Natural England would be required. The applicant and agent must be reminded that any work to the roof at any time is still covered by the Wildlife and Countryside Act whether or not that work is part of a planning application. Addition information is available on the Bat Conservation Trust website at http://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works
Note to Applicant: It is possible a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.
Note to Applicant: Any exterior lighting will need to follow wildlife-sensitive guidelines.
Note to Applicant: Subsequent to any permission that may be forthcoming from EBC as Local Planning Authority, a further permission will be required from HCC as Local Highway Authority to actually undertake the drop kerb works. Details of this process can be found via the following link – https://www.hants.gov.uk/transport/parking/droppedkerbs
Note to Applicant: It is requested that the building works are carried out considerably 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 and Building, Building Control, then select 'Considerate Builders Advice Note'.
Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (September 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.