

Appeal Reference: APP/W1715/D/24/3343963

Planning Application Reference: H/24/96688

The following list of conditions is put forward by the Local Planning Authority (LPA) on a without prejudice basis. For the avoidance of doubt, the presence of conditions on this list, so far as they pertain to matters the subject of the reason for refusal as set out within the Council's decision notice, do not indicate that the LPA is satisfied that such matter could be adequately addressed by way of planning conditions. Rather their presence is such as to allow a degree of control to be exercised in relation to specific impacts of the development should the Inspector be minded to allow the appeal. In such an event, the LPA respectively requests that these conditions be imposed.

Conditions & Reasons:

- 1) The development hereby permitted shall be implemented in accordance with the following plans numbered: block004, LAY 001 and LOC 02.

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

- 2) Within 3 months of the date of this decision, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard and soft landscaping to the frontage of the site (including biodiversity enhancements) and shall provide details of timings for all landscaping and any future maintenance. The approved landscaping scheme shall be carried out in the first planting season following occupation of the development, or completion of the development (whichever is sooner), and to the appropriate British Standard, and maintained thereafter.

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

Note to Applicant: This decision is made in accordance with Section 73A of the Town and Country Planning Act 1990 (as amended), which allows for the granting of planning permission for development that has been commenced and/or been completed.