

Application	DC/24/97948
Please ask for	Rachael Morris
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MR CRAIG HOYLAND
REGAL HOMES SOUTH LTD
96 MARKET STREET
EASTLEIGH
SO50 5RE

Wednesday 11 September 2024

Dear Mr Hoyland,

Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

In pursuance of their powers under the above Act and in accordance with your application received on 02 August 2024 and made valid on 13 August 2024, the Council, as Local Planning Authority hereby confirm the status of the following conditions in respect of:

Application No:	DC/24/97948
Description:	Discharge of conditions 3 (Construction Method Statement) and 4 (Foul and Surface Water) from F/24/97412 'Erection of 2.no 2-bedroom bungalows with associated parking following the demolition of existing garages and severing of land'.
Site:	5-7 Allington Lane, Fair Oak, Eastleigh, SO50 7DA

<u>Condition</u>	<u>Details</u>	<u>Compliance and Date</u>
3	No development shall start on site until a construction method statement has been submitted to and approved in writing by the Planning Authority, which shall include: (a) A programme of and phasing of demolition (if any) and construction work; (b) The provision of long-term facilities for contractor parking; (c) The arrangements for deliveries associated with all construction works; (d) Methods and phasing of construction works, loading/unloading of plant & materials and restoration of any damage to the highway [including vehicle crossovers and grass verges];	<u>Details approved</u> <u>10/09/2024</u>

	(e) Access and egress for plant and machinery; (f) Protection of pedestrian routes during construction; (g) Location of temporary site buildings, compounds, construction material, and plant storage areas used during demolition and construction; (h) Details of the methodology for ensuring dirt is not transferred onto the highway from the site (i.e. wheel washers), and onwards mitigation should this fail, such as the employment of mechanical road sweepers, and the subsequent refresh of street lining (as and when required) should this be damaged during the process; (i) The arrangements for the routing/ turning of lorries and details for construction traffic access to the site; (j) A scheme for controlling noise and vibration from demolition and construction activities (to include piling); (k) Provision for storage, collection, and disposal of rubbish from the development during construction period; (l) The erection and maintenance of security hoarding; (m) Details of any temporary lighting to be designed in accordance with best practice; (n) how complaints about harm or adverse impact to amenity will be received and considered. Demolition and construction work shall only take place in accordance with the approved method statement. Documents: Method of statement and working method statement (dated 28th August 2024) and Contractor plan (304)	
4	Prior to the commencement of development, details of the proposed means of foul sewerage and surface water disposal shall be submitted to, and approved in writing by, the Local Planning Authority, in consultation with Southern Water. This shall be in broad accordance with the submitted Surface Water Plan (FB8570/303 Rev B) Plans: Proposed site plan (1001 Rev B) and Foul water plan (305)	<u>Details approved</u> <u>10/09/2024</u>

Yours faithfully



Nicholas Parker
Planning Manager