

Hacketts Appeal – Suggested Conditions

EASTLEIGH BOROUGH COUNCIL

Planning Inspectorate Reference: **APP/W1715/D/24/3353314**

Eastleigh Borough Council Reference: **H/24/97673**

Hacketts, High Street, Bursledon, Southampton, Hampshire, SO31 8DL

Should the Inspector be minded to allow the above planning appeal, the LPA would ask that the following conditions be considered.

- 1) The development hereby permitted shall be implemented in accordance with the following plans referenced: Location Plan, PG.8175 · 23 · 01 Rev A, PG.8175 · 23 · 02 Rev A, PG.8175 · 23 · 03 Rev I, PG.8175 · 23 · 04 Rev I, PG.8175 · 23 · 05 Rev G, PG.8175 · 23 · 06 Rev D, PG.8175 · 23 · 07 Rev E, PG.8175 · 23 · 08 Rev C & PG.8175 · 23 · 10 Rev 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) No development shall commence until details (and samples where requested) of the materials, including fenestration, windows and doors, to be used in the construction of the external surfaces 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.
Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area in accordance with Policies DM1 & DM12 of the Eastleigh Borough Local Plan (2016 – 2036).
- 4) The development hereby permitted shall follow and include all the biodiversity mitigation and enhancement measures set out in Section 4 of the submitted Preliminary Roost Appraisal Report by ABR Ecology Ltd, dated 7th February 2024.
Reason: In the interest of biodiversity in accordance with Policy DM11 of the Eastleigh Borough Local Plan (2016 – 2036).
- 5) No construction, demolition or deliveries to the site shall take place during the construction period except between the hours of 0800 to 1800 Mondays to

Fridays or 0900 to 1300 on Saturdays and not at all on Sundays or Public Holidays.

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