

Application DC/24/97979
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MRS SADAF POURZAND-RANA
THE ERICAS
PINEHURST ROAD
SOUTHAMPTON
SO16 7FZ

Friday 8 November 2024

Dear Mrs Pourzand-Rana,

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 09 August 2024 and made valid on 14 August 2024, the Council, as Local Planning Authority hereby confirm the status of the following conditions in respect of:

Application No: DC/24/97979
Description: Discharge of conditions 3 (construction statement), 4 (foul and surface water drainage), 10 (imported soils), 12 (landscape scheme), 13 (noise and air pollution), and 17 (external materials) from application F/23/96117 for 'Proposed 3 bedroom two storey detached dwelling with associated parking and access alterations, following removal of existing outbuildings'.
Site: 71 HIGH STREET, BOTLEY, SOUTHAMPTON, SO30 2ES

<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 – which shall be undertaken by a specialist contractor, whereby if asbestos is found it shall be managed in accordance with 'Control of Asbestos Regulations CAR 2012') and construction work; (b) The provision of long term facilities for contractor parking;	<u>Details approved</u> <u>15/10/2024</u>

	(c) The arrangements for deliveries associated with all construction works; (d) Methods and phasing of construction works; (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; (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) Details of noise mitigation measures; (j) Precautionary working methods (to protect hedgehogs and amphibians). Demolition and construction work shall only take place in accordance with the approved method statement. Document: Construction Environmental Management Plan (CEMP), Revision D, dated 15/10/2024	
4	No development shall commence until details for the sustainable disposal of surface water and the disposal of foul sewerage from the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall then accord with the approved details. Document: SuDSmart Plus Sustainable Drainage Assessment (2024-07-23)	<u>Details approved</u> <u>16/09/2024</u> The proposed rainwater harvesting system should be designed, installed and maintained to current British Standards to ensure that measures are in place to protect the public water supply and avoid cross contamination.
10	Any imported soils required for the development should be demonstrated to be suitable for its intended end use and meet the approval of the Local Planning Authority prior to use on site.	<u>Partial discharge</u> <u>07/10/2024</u> Evidence of the use of this topsoil should be provided to the local authority, in the form of

		invoice, transfer/delivery tickets, etc. in order to fully discharge the condition.
12	Prior to first occupation 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 (including boundary treatments (which shall not exceed 0.6m where fronting High Street), and biodiversity enhancements) and shall provide details of timings for all landscaping and any future maintenance. The works shall be carried out in accordance with the approved plans and to the appropriate British Standard, and maintained thereafter. Plan: Landscape plan (1064/LP1 Rev D)	<u>Details approved</u> <u>07/11/2024</u>
13	Prior to development above damp-proof course (DPC), details of measures to protect future occupiers of the development from noise and air pollution associated with High Street have been submitted to, and agreed in writing by the Local Planning Authority. The agreed measures shall then be implemented and retained in full working order throughout the lifetime of the development. Document: Acoustic Report Ian Sharland 1 October 2024 (V.2)	<u>Details approved</u> <u>10/10/2024</u>
17	Prior to development above DPC, details (and samples where requested) of the materials to be used in the construction of the external surfaces (including rainwater goods) of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. Document: Materials schedule	<u>Details approved</u> <u>29/10/2024</u>

Yours faithfully



Nicholas Parker
 Planning Manager