

Application	DC/24/98679
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PHILIP LAURENSEN
ADP CHARTERED ARCHITECTS LTD
RICHMOND COURT
94 BOTLEY ROAD
PARK GATE
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SO31 1BA

Friday 24 January 2025

Dear Mr Laurenson,

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 27 December 2024 and made valid on 27 December 2024, the Council, as Local Planning Authority hereby confirm the status of the following conditions in respect of:

Application No:	DC/24/98679
Description:	Discharge of condition application for conditions 3 (CEMP), 4 (foul & surface water drainage), 6 (landscaping), 7 (water consumption), 8 (Part M4(2) building regs) and 11 (lighting plan) from planning permission F/24/97314 for 'Erection of a four-bedroom bungalow with associated parking, storage and amenity space'
Site:	Land to the rear of 82 St Johns Road, Hedge End, SO30 4DF

<u>Condition</u>	<u>Details</u>	<u>Compliance and Date</u>
3	No development shall commence on site until a Construction Environmental Method Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority, which shall include: a) A programme of construction work; b) Provision of long term facilities for contractor parking and parking of vehicles of site operatives and visitors; c) Access and egress for plant and machinery;	<u>Details approved</u> <u>20/01/2025</u> Demolition and construction work shall only take place in accordance with

	d) Location of temporary site buildings, compounds, construction material, and plant storage areas used during demolition and construction; e) The arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials and restoration of any damage to the highway [including vehicle crossovers and grass verges]. f) The arrangements for the routing/ turning of lorries and details for construction traffic access to the site; g) A scheme for controlling noise and vibration from demolition and construction activities (to include piling); h) Provision for storage, collection, and disposal of rubbish from the development during construction period; i) 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; j) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate; k) Details of any temporary lighting; l) Protection of pedestrian routes during construction; m) Dust suppression; n) Chemical and/or fuel run-off from construction into nearby watercourse(s); o) Waste disposal. Document: Construction and Environment Management Plan (Rev A 09/01/25)	the approved method statement.
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 plan ref P07 Rev C and demonstrate suitable infiltration rates. Document: Aqua Callidus Consulting letter (December 2024).	<u>Details approved</u> <u>13/01/2025</u>
6	The development shall not be occupied until a site wide landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard & soft landscaping [including trees and boundary treatment] and shall provide details of timings for all landscaping and any future maintenance. The works shall be carried out in	<u>Details approved</u> <u>23/01/2025</u> The site wide landscaping scheme shall be completed by the

	accordance with the approved plans and to the appropriate British Standard. Plans: Landscape and Ecological Enhancement Planning Condition Report (Rev B 17/01/25); Construction and Environment Management Plan (Rev A 09/01/25)	end of the first planting season following occupation of the dwelling.
7	Prior to the first occupation of the approved dwelling, supporting information to confirm the predicted internal mains water consumption will achieve a maximum level of 110 litres/person/day shall be submitted to and approved in writing by the Local Planning Authority. Document: Water Calculations (EES/L644-0001)	<u>Details approved</u> <u>16/01/2025</u> The development shall not be carried out otherwise than in accordance with the approved details.
8	Prior to the first occupation of the dwelling hereby approved, evidence that the dwelling complies with Part M4(2) standard (Accessible and adaptable dwellings) of the building regulations for new build residential development (or future equivalent), shall be submitted to and approved in writing by the Local Planning Authority. Plan: Floor Plan - M4(2) (M01)	<u>Details approved</u> <u>16/01/2025</u> The development shall not be carried out otherwise than in accordance with the approved details.
11	Prior to first occupation of the dwelling hereby approved, a detailed lighting plan shall be submitted to and approved in writing by the Local Planning Authority, in line with the guidance note Bats and Artificial Lighting at Night (GN08/23) https://www.bats.org.uk/news/2023/08/bats-and-artificial-lighting-at-night-ilpguidance-note-update-released. Document: Lighting Design Plan (Rev A 10/01/25)	<u>Details approved</u> <u>14/01/2025</u> The approved plan shall not be altered without the prior written consent from the Local Planning Authority.

Where information has been submitted to discharge a condition, any approval given is subject to compliance with the approved details.

Yours faithfully

A handwritten signature in black ink, appearing to read "N Parker", with a horizontal line underneath the name.

Nicholas Parker
Planning Manager