

MR LAURENCE WRIGHT
THE INCUHVIE SPACE
IBM HURSLEY
HURSLEY PARK ROAD
HURSLEY
SO21 2JN

Application DC/24/98602
Please ask for Rachael Morris
Direct dial 023 8068 8463
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Monday 24 March 2025

Dear Mr Wright,

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 06 December 2024 and made valid on 13 January 2025, the Council, as Local Planning Authority hereby confirm the status of the following conditions in respect of:

Application No: DC/24/98602
Description: Discharge of conditions 3 (CEMP), 4 (arboricultural information), 5 (foul and surface water), 6 (materials), 7 (internal water mains consumption), 8 (nitrates mitigation), 9 (higher access standards), 11 (bin storage) and 12 (landscaping) from planning application F/23/96419 for 'Erection of 1.no 3-bedroom dwelling with associated parking, bin/bike storage & boundary treatments'.
Site: WEST END COTTAGE, SWAYTHLING ROAD, WEST END, SOUTHAMPTON, SO18 3HT

<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 and phasing of demolition (if any) and construction work; b) Provision of long term facilities for contractor parking and parking of vehicles of site operatives and visitors;	<u>Details approved</u> <u>31/01/2025</u> Demolition and construction work shall only take place in

	c) Access and egress for plant and machinery; 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 to be designed in accordance with best practice; l) Methods and phasing of construction works; m) Protection of pedestrian routes during construction; n) how complaints about harm or adverse impact to amenity will be received and considered. Details: Construction Environmental Management Plan (CEMP) (January 2025)	accordance with the approved method statement.
4	No excavation, demolition or development related works shall take place on site until an arboricultural method statement and a tree protection plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), are submitted and approved by the LPA. Details: Arboricultural Method Statement (AMS-KC/WESTENDCOTT/001) and Tree Protection Plan (TPP-KC/WESTENDCOTT/001)	<u>Details approved</u> <u>29/01/2025</u> The approved documents must be adhered to in full and may only be modified subject to written agreement from the LPA.
5	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	<u>Details approved</u> <u>21/03/25</u>

	Southern Water. This shall be in broad accordance with the submitted Surface Water Plan (109.PL.SITEP Rev A) Details: Drainage layout (1776/B/55) and Landscape Plan (1776/B/54 Rev D)	
6	No development shall start above Damp-Proof Course (DPC) until details of the materials 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. Details: • Roof tile: Redland mini Stonewold (Slate Grey) • Walls: Render (Chalk) • Brick banding: Warnham Terracotta Stock (Orange) • External windows: uPVC (Soft Grey)	<u>Details approved</u> <u>21/01/25</u> The development shall be carried out in accordance with the approved details.
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. Details: Water Calc Sheet (dated 26th Nov 24)	<u>Details approved</u> <u>21/01/2025</u> The development shall not be carried out otherwise than in accordance with the approved details.
8	The development hereby permitted shall not be occupied until a mitigation package addressing the additional nutrient inputs arising from the development has been submitted to, and approved in writing by, the Local Planning Authority. Such a mitigation package shall address all of the additional nutrient loading upon protected European sites from the development and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of those European Sites, having regard to the conservation objectives for they are designated. The mitigation package shall be implemented in full and evidence of this provided to the Local Planning Authority in writing prior to first occupation of the development. Details: Vesting certificate (ref 0159)	<u>Details approved</u> <u>21/01/2025</u>
9	Prior to the 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	<u>Details approved</u> <u>21/01/2025</u>

	development (or future equivalent), shall be submitted to and approved in writing by the Local Planning Authority. Details: Floor plan - Part M4(2) compliance (ref 1776 B 51 rev B)	The development shall not be carried out otherwise than in accordance with the approved details.
11	Prior to first occupation, details of the bin storage shall be submitted to and approved in writing by the Local Planning Authority. Details: Proposed Elevations and Floor Plan of Bin store (ref 109.PL.002 Rev A)	<u>Details approved</u> <u>21/01/2025</u> The agreed details shall then be implemented in full within 1 month of occupation and retained for the lifetime of the development.
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) and shall provide details of timings for all landscaping and any future maintenance. Details: Landscape Plan (1776/B/54 Rev D) and Soft Landscaping Specification (January 2025)	<u>Details approved</u> <u>17/02/2025</u> The works shall be carried out in accordance with the approved plans and to the appropriate British Standard and maintained thereafter.

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

Yours faithfully



Nicholas Parker
Planning Manager