

Eastleigh Borough Council
Planning Department

May 2025

Discharge of Conditions Information

Property Address: 111 Winchester Road, Chandler's Ford, Eastleigh, SO53 2GH

Application Reference: PN/24/97626

Planning permission for the *“Application for Prior Approval for a single storey roof extension to form 5 apartments, under Schedule 2, Part 20, Class AB of the Town and Country Planning General Permitted Development Order”* was granted on the 16-August-2024.

The decision notice included a number of conditions, 4no of which require approval in writing from the Local Planning Authority. This application seeks to discharge the following conditions attached to the decision notice:

- Condition 3: Construction Environmental Management Plan
- Condition 4: Acoustic Design Measures
- Condition 5: Details of Proposed Tiles
- Condition 7: Cycle Storage Details

The details of how these conditions will be discharged are provided below.

Condition3: Construction Environmental Management Plan

Please find attached a Construction Environmental Management Plan. The plan includes details of:

- (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;
- (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) Measures to control dust, dirt and vibration generated by construction;
- (j) Details of hoarding and temporary lighting;
- (k) Construction hours of operation.

Condition 4: Acoustic Design Measures

Please see the attached Noise Impact Assessment report, produced by DAA Group. The report details the noise survey which was undertaken at site to determine the existing noise level and recommends mitigation to ensure that externally generated sound present within any habitable room does not exceed:

- 30 dB LAeq,16hours between 07:00 hours and 23:00 hours
- 25 dB LAeq,8hours between 23:00 hours and 07:00 hours

The mitigation proposed includes mechanical ventilation and structural enhancements to the floor and wall systems. Please see the report in full for further information.

Condition 5: Roof Tile Details

The roof tiles to be installed in the mansard roof extension are proposed to be Edilians HF Phalempin Single Camber Machine Made Clay Plain Roof Tiles by About Roofing

Product Details

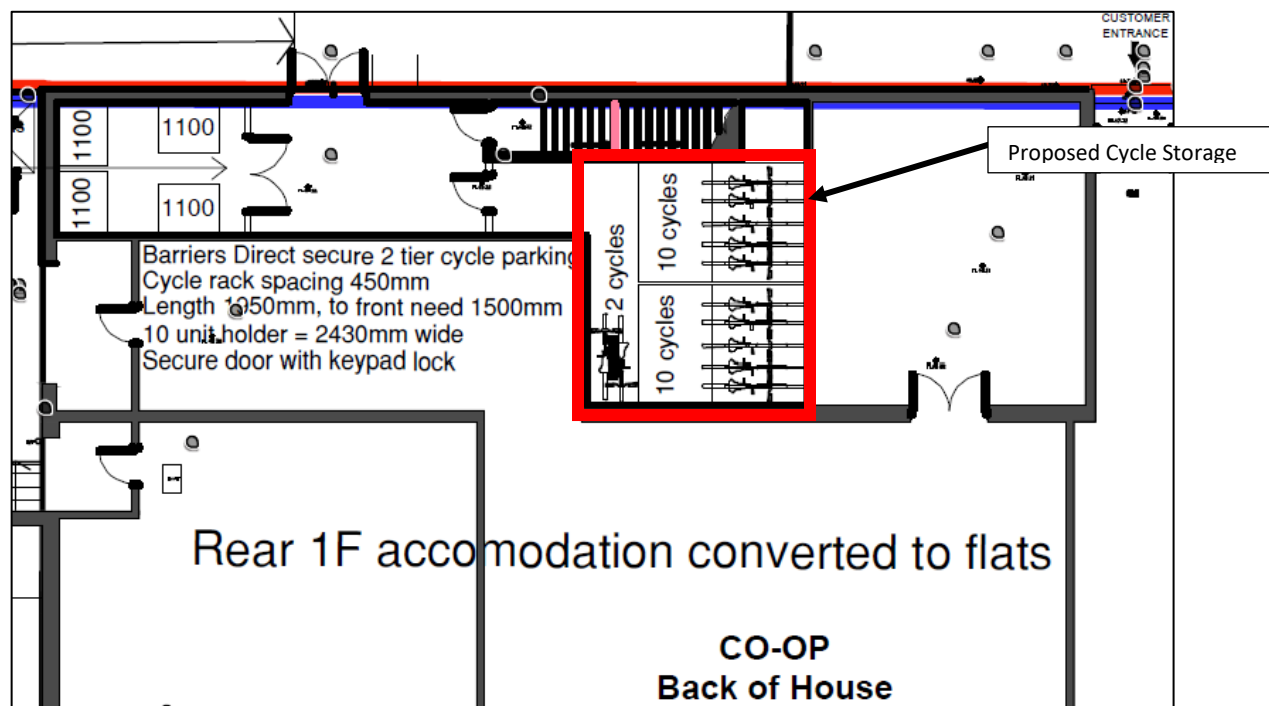
- Colour: Val De Seine
- Machine made
- Manufactured in France
- Easy to cut
- Appealing and distinctive range of mellow, textured colours
- Unique anti capillary channels ensure enhanced performance and peace of mind



Weblink: <https://www.aboutroofing.com/hf-phalempin-single-camber-machine-made-clay-plain-roof-tile-val-de-seine.html>

Condition 7: Cycle Storage Details

Secure cycle storage will be provided for the residents of the proposed flats for all of the approved applications at this site (application references: PN/23/96620, PN/24/97626, PN/23/95595 and PN/24/98338) in 1no large communal cycle store. The cycle store will be located internally, at the rear of the ground floor of the site. Please see the attached approved location and block plan drawing, drawing number 23.1371/701A which shows the location of the proposed cycle store (an excerpt of which is shown below).



Excerpt of approved drawing ref. 23.1371/701A, showing location of proposed cycle storage

The proposed bike storage room will provide secure and sheltered cycle parking for 22no. bikes, for the use of the residents of these flats and the other flats approved at this site.

The bike storage room will be enclosed with a secure door with a keypad lock.

Secure bike stands will be installed within the bike storage room to accommodate the storage of up to 22no. bikes. 20no of these bikes will be stored in double stack bike racks and 2no of these bikes will be secured to 1no Sheffield stand. These racks and stand will be securely fixed into the ground.

Double Stack Bike Racks

2no Double Stack Cycle Racks by Barriers Direct will be installed in the bike storage room. Each of these cycle racks has sufficient space for the storage of 10no bikes. Therefore, 2no of these racks will have capacity to store 20no bikes.

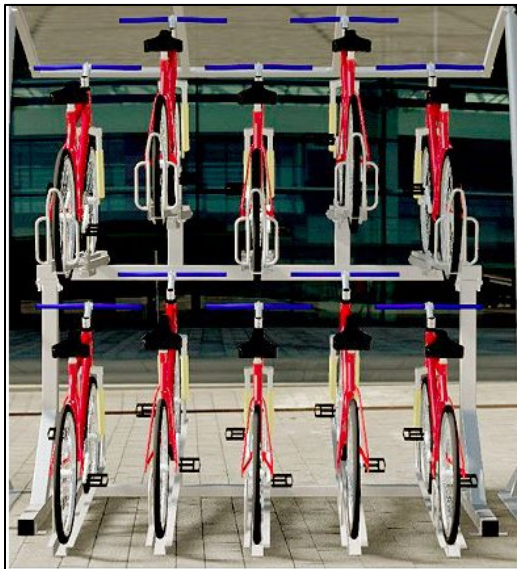
Product Dimensions:

- Height: 1,935mm
- Depth: 1,825mm
- Width: 2,430mm

Product Specifications:

- Galvanised mild steel
- Two wheel grippers at either end of the trough firmly hold the top level bicycle in place.
- Manually operated, the top level effortlessly slides between the upper and lower positions; large handles are positioned either side of the upper trough allowing cyclists to easily manoeuvre their bicycles into the upper racks.
- Three locking points for frame and both wheels

Weblink: <https://www.barriersdirect.co.uk/bike-rack-double-stack-maximise-the-number-of-bikes-that-are-stored-in-an-allotted-area-p20401>



Sheffield Stand

Product Dimensions:

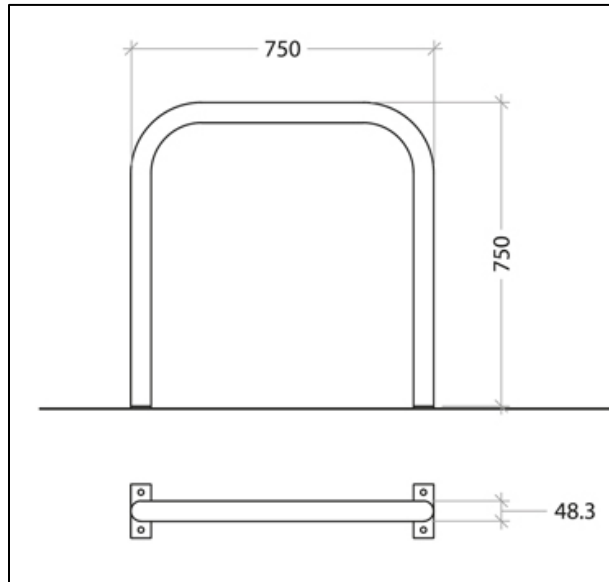
- Height: 750mm
- Width: 750mm
- Diameter: 48.3mm

Product Specifications:

- Provides secure cycle parking for two cycles
- Three locking points for frame and both wheels
- Suitable for cargo and non-standard cycles
- Little to maintenance solution

- Made in the UK
- 100% recyclable galvanised steel
- Surface mounted into the ground for extra stability and security

Weblink: <https://cyclehoop.com/product/sheffield-stand/>



There will therefore be sufficient space within the bike storage room to comfortably accommodate 22no. bikes.

We trust that this provides you with the information you require. If there is anything else you need, please do not hesitate to contact us at info@eatownplanning.co.uk or 0330 221 0449.

Josh Myers

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