

MR DAVID WINDSOR
DAVID WINDSOR
61 ST ANDREWS ROAD
BOTLEY
SOUTHAMPTON
SO32 2ST

Application DC/24/97715
Please ask for Gary Osmond
Direct dial 023 8068 8490
Working hours Mon-Fri 9-5
Email gary.osmond@eastleigh.gov.uk

Monday 18th November 2025

Dear Mr Windsor,

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 04 July 2024 and made valid on 04 July 2024, the Council, as Local Planning Authority hereby confirm the status of the following conditions in respect of:

Application No: DC/24/97715
Description: Discharge of Conditions 4 (Drainage), 5 (Noise & Odour Assessment), 6 (CEMP), 9 (Materials) and 10 (External Lighting / Security Measures) of planning permission F/22/92939 for the Conversion of former nightclub to form 4no. commercial units at ground floor and 11no. one-bedroom, 5no. two-bedroom and 2no. three-bedroom residential flats above with associated external works
Site: REGAL BUILDINGS, MARKET STREET, EASTLEIGH, SO50 5RL

Condition	Details	Compliance and Date
4. Drainage	The approval letter from Southern Water dated 30/09/2024 and drainage drawing 'RB 001 Rev.C' are considered sufficient to discharge this condition.	APPROVED 27/01/2025
5. Noise & Odour	<u>Noise:</u> Provided all recommendations contained within the submitted Noise Impact Assessment by DDA Group, dated 13 th March 2024 are followed in full, this element of the condition can be approved. However, should any of the ground floor units require any form of mechanical extraction or noise emitting equipment, a separate	APPROVED 27/01/2025

	planning application and associated assessment will need to be provided. <u>Odour:</u> On the assumption that none of the ground floor commercial units within the building will require odour extraction equipment, the submitted Odour Appraisal by Michael Bull & Associates, Ref: '200 v1', dated 19 June 2024 is considered to be acceptable. However, should any of the ground floor units require any form of odour extraction equipment, a separate planning application and associated assessment will need to be provided.	
6. CEMP	The submitted Construction Environment Management Plan is considered to be acceptable. Please ensure all work is undertaken in accordance with this plan and that appropriate permits are obtained and protection measures are put in place to protect pedestrians using Market Street, Regal Walk and Mitchell Road.	APPROVED 27/01/2025
9. Materials	The external materials, finishes and colours shown on elevation drawing 'R.B-05 Rev.A' are considered to be acceptable.	APPROVED 18/11/2025
10. External Lighting & Security	The details in relation to external lighting and resident security are adequate.	APPROVED 18/09/2024

Note: It is noted that the elevation drawing referenced above differs from the approved elevation drawings, with revisions being made at ground floor level to the southern and eastern elevations. Please could you confirm why these amendments have been made as it may be necessary for a non-material amendment application to be submitted.

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