



LAND & PLANNING
SERVICES LIMITED

Discharge of Conditions Statement

Cedar End, Eastergate Lane, Eastergate

For Discharge of Conditions pertaining to planning approval BN/65/22/PL

Susan Leeson

S & L LAND AND PLANNING SERVICES LIMITED



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SERVICES LIMITED

DISCHARGE OF CONDITIONS STATEMENT

Cedar End, Eastergate Lane, Eastergate

For Discharge of Conditions pertaining to planning approval BN/65/22/PL

This application is to discharge conditions 4, 9, 16, 18 and 19

Discharge of Conditions:

Condition 4

No development above damp-proof course (DPC) level shall take place until details of screen walls and/or fences have been submitted to and approved by the Local Planning Authority and the dwelling shall not be occupied until such screen walls and/or fences associated with them have been erected.

The approved drawing proposed site plan 1671-SYM-00-ZZ-DR-A-0207 P01 provides details of t which have been built in accordance with these plans.

The fencing at the rear of the site was existing. This has been extended to the front of the dwelling to the access.

Tree on site have been retained and no further trees planted.

Also submitted with this application are photographs demonstrating these are in accordance with the approved plan,

Condition 9

The use of the access shall not commence until visibility splays of 2.4 x 205 m (Eastbound) and 2.4 x 260 m (Westbound) have been provided at the site vehicular access onto Eastergate Lane in accordance with plans and details submitted to the Local Planning Authority. The splays shall be maintained and kept free of all obstructions over a height of 0.6 m above adjoining carriageway level or as otherwise agreed.

The submitted phot of the access and visibility splays demonstrate that these are in accordance with Plan 1671-SYM-00-ZZ-DR-A-0214 P02 which has been approved under BN/65/22/PL

S & L Land and Planning Services Ltd.

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DISCHARGE OF CONDITIONS STATEMENT

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Condition 16

Prior to the occupation of the dwelling a Wildlife Sensitive Lighting Design Scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting plans) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory. The use of timed black out blinds and/or low transmission glazing is required for all roof lights. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

External lighting is proposed, for solar security lighting around the dwelling at 5 locations. Included with this application is the manufacturers instruction manual. The locations are shown on the submitted plan.

Condition 18

No development shall be commenced until a construction environmental management plan (Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following: a) Risk assessment of potentially damaging construction activities. b) Identification of "biodiversity protection zones". c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements). d) The location and timing of sensitive works to avoid harm to biodiversity features. e) The times during construction when specialist ecologists need to be present on site to oversee works. f) Responsible persons and lines of communication. g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person. h) Use of protective fences, exclusion barriers and warning signs. i) Containment, control and removal of any Invasive non-native species present on site. The approved CEMP shall be

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adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority

This condition is duplicate of condition 13 which has been discharged ref BN/73/24/DOC. A copy of which has been submitted for information with this application.

Condition 19

No development above damp-proof course (DPC) level shall take place until there has been submitted to, and approved by, the Local Planning Authority, a landscaping scheme including details of hard and soft landscaping and details of existing trees and hedgerows to be retained, together with measures for their protection during the course of the development. The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

This is a single dwelling house, and the hard and soft landscaping has been carried out as per the previously approved plan 1671-SYM-00-ZZ-DR-A-0203 P01 submitted with the original application. This is supported by photographic evidence of the hard landscaping in the form of patio areas and soft landscaping laid primarily as grass.

Tree on the site have been retained, and no further tree planting has taken place.