



Brettingham House, 98 Pottergate, Norwich NR2 1EQ  
T 01603 631 319 F 01603 628 464 E info@lanproservices.co.uk

Your ref: 20/03551/PLF  
PP Ref PP- 09961281  
Our ref: 1496  
email: margaret@lanproservices.co.uk  
Date: 21 June 2021

FAO Hannah Harne  
East Riding of Yorkshire Council  
County Hall,  
Beverley,  
East Riding Of Yorkshire,  
HU17 9BA

Submitted via Planning Portal

Dear Hannah,

**South Shore Holiday Village: Wilsthorpe, Bridlington YO15 3QN: Planning Permission – 20/03551/PLF**

**Details Required by Conditions:**

- **Condition 7 - Construction Environment Management Plan (CEMP - noise, dust, working hours)**
- **Condition 8 - Construction Environment Management Plan (CEMP - Biodiversity)**
- **Condition 9 - Lighting**
- **Condition 11 - Wildlife Enhancement and Management Plan**
- **Condition 13 - Landscape Scheme**

**on the Planning Permission 20/03551/PLF which has been submitted via Planning Portal – reference PP- 09961281.**

Further to the issuing of the Planning Permission on 1<sup>st</sup> April 2021, for the above development, I have submitted via Planning Portal, the application for the Details required by the above Planning Conditions on the Planning Permission.

The details for the documents submitted in respect of each of the Conditions has been set out on the attached Schedule.

The fee of £116 has been paid via planning portal payable for the application for the Details Reserved by Conditions.

Please do not hesitate to contact me should you wish to discuss anything in respect of the application submissions

Yours sincerely,  
*MShelley*

**Margaret Shelley**  
**Senior Planner**

## **SUBMITTED DOCUMENTS TO SUPPORT APPLICATION FOR DETAILS RESERVED BY CONDITIONS ON PLANNING PERMISSION 2020/03551/PLF – SOUTH SHORE HOLIDAY VILLAGE WILSTHORPE BRIDLINGTON YO15 3QN**

### **Condition 7 - Construction Environmental Management Plan (CEMP - noise, dust, working hours)**

Prior to the commencement of any works, a Construction Environmental Management Plan shall be submitted in writing to, and approved by, the Local Planning Authority. This shall include details relating to:

- the control of noise and vibration emissions from construction activities including groundworks and the formation of infrastructure including arrangements to monitor noise emissions from the development site during the demolition and construction phases
- the operational hours of the site and delivery times during the demolition phase and construction phase
- the control of dust including arrangements to monitor dust emissions from the development site during the demolition phase and construction phase
- storage measures for construction materials and waste
- measures to reduce mud deposition offsite from vehicles leaving the site.

Development shall be carried out in compliance with the approved Construction Environmental Management Plan, unless otherwise approved in writing by the Local Planning Authority.

This pre commencement condition is imposed in accordance with policies ENV1 of the East Riding Local Plan and to protect the amenities of nearby properties from the adverse effects of noise and dust

#### **Documents and Drawings Submitted**

- **Construction Environmental Management Plan** – prepared by Rollins Electrical (Contractor)

### **Condition 8 - Construction Environmental Management Plan (CEMP - Biodiversity)**

Prior to the commencement of development a construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall be based on, but not restricted to, the recommendations to avoid or minimise impacts on biodiversity detailed in section 6 of the Preliminary Ecological Appraisal (Aspect Ecology Ltd, October 2020) and section 7 of the Bat Survey (Wold Ecology Ltd, September 2020). The CEMP shall be compiled by a suitably qualified ecologist, include a timetable for implementation and a detailed plan. The scheme shall provide full details of all ecological mitigation measures and a programme for the implementation and monitoring for each element of the development. The approved CEMP shall be implemented in accordance with the approved details and timetable.

This pre commencement condition is imposed in accordance with policy ENV4 of the East Riding Local Plan and to ensure that protected species would not be harmed by the development of this site having regard to the Wildlife and Countryside Act 1981 (as amended),

The Conservation of Habitats and Species Regulations 2017 (as amended).

#### **Documents and Drawings Submitted**

- **Construction Environmental Management Plan** to address the requirements of Condition 8 of planning application ref: 20/03551/PLF prepared by Aspect Ecology

## **Condition 9 – Lighting**

No external lighting shall be installed on site unless agreed in writing by the Local Planning Authority. Any approved lighting equipment shall then be installed in accordance with the approved details and thereafter retained.

This condition is imposed in accordance with policies ENV1 and ENV2 of the East Riding Local Plan and in order to ensure that the visual amenities of the area are not adversely affected by light spillage.

## **Documents and Drawings Submitted**

- Drawing no. 0173/EL-01 – External Lighting
- EN-Ansell Lighting – Product Specification

## **Condition 11 - Wildlife Enhancement and Management Plan**

Within one month of commencement of the development hereby permitted a Wildlife Enhancement Plan (WEP) shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include but not be restricted to the enhancement prescriptions recommended in section 6.2 of the Preliminary Ecological Appraisal (Aspect Ecology Ltd, October 2020) and section 7.2 of the Bat Survey (Wold Ecology Ltd, September 2020). The WEP shall provide full details of the biodiversity enhancement measures, a detailed plan that shows specific locations of the features, and a timetable for implementation. The scheme shall be implemented as approved in writing by the Local Planning Authority.

This condition is imposed in accordance with policy ENV4 of the East Riding Local Plan, and in the interests of nature conservation to comply with the National Planning Policy Framework (NPPF) and the Natural Environment and Rural Communities Act (NERC) 2006.

## **Documents and Drawings Submitted**

- **Wildlife Enhancement Plan** (to address the requirements of Condition 11 of planning permission 20/03551/PLF)

## **Condition 13 - Landscape Scheme**

No development, other than demolition of existing buildings, shall take place on site until full details of both hard and soft landscape works for the whole site together with a programme of implementation have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved prior to the occupation of any part of the development or as may be otherwise agreed in writing by the Local Planning Authority. Any trees or plants which die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.

This condition is imposed in accordance with policy ENV1 of the East Riding Local Plan and because a well-designed landscaping scheme can enhance the living environment of future residents, reduce the impact of the development on the amenities of existing residents and help to integrate the development into the surrounding area.



Brettingham House, 98 Pottergate, Norwich NR2 1EQ  
T 01603 631 319 F 01603 628 464 E [info@lanproservices.co.uk](mailto:info@lanproservices.co.uk)

#### **Documents and Drawings Submitted**

- **Landscape Proposals** – Dwg No. 2020-396-001 prepared by Broom Lynn Planning Design Landscape