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# Planning Statement – Discharge of Conditions

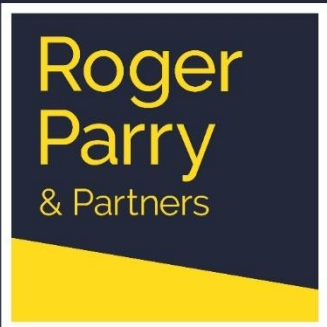
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Residential development for up to 9 dwellings, garages, improvement to vehicular access, demolition of existing buildings and all associated works

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Land at Gate Farm  
Criggion Lane  
Trewern  
Welshpool  
Powys

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## 1. INTRODUCTION

1.1.1 This statement has been undertaken on behalf of Mr Chapman and in connection with the approved outline planning permission received for residential development for up to 9 dwellings, garages, improvement to vehicular access, demolition of existing buildings and all associated works at Land at Gate Farm, Criggion Lane, Trewern Welshpool. [P/2017/0574]

1.1.2 A number of conditions was placed on the permission, of which some were prior to commencement conditions, therefore we are looking to discharge these prior to any commencement on site.

## 2. CONDITIONS

2.1.1 The prior to commencement conditions attached to the permission were as follows:

- Condition 5 – Scheme for 3 street lights along the C road
- Condition 17 – Bat and Bird compensation scheme
- Condition 18 – Landscaping Scheme
- Condition 20 – Drainage Plans
- Condition 22 – Contaminated land Assessment
- Condition 27 – Affordable housing Scheme

2.1.2 These conditions were specified on the decision notice, were all prior to commencement conditions that need to be discharged prior to any commencement on site.

### 2.2 CONDITION 5

3.1 Please see attached lighting plan.

### 2.3 CONDITION 17

4.1.1 Bat and bird boxes have been added to the proposal. They can be seen on the landscaping plan provided with this application submission.

### 2.4 CONDITION 18

5.1.1 A detailed landscaping plan has been submitted which includes the location of the proposed landscaping and certain species and management.

### 2.5 CONDITION 20

6.1.1 Please see attach drainage plan.

## **2.6 CONDITION 22**

7.1.1 A Geo-Environmental Report has been submitted. The report undertakes a Phase I Desk Study at the site, followed by a Phase II investigation. and an interpretive geo-environmental report for the development.

7.1.2 This report presents the findings of the desk study and site investigation and gives firm geotechnical recommendations for the development. In addition, conceptual ground models and environmental risk assessments are given.

## **2.7 CONDITION 27**

8.1.1 A Affordable housing Scheme has been submitted as part of this application. The affordable housing provided is in accordance with the approved scheme and meets the definition of affordable housing in Annex B of TAN 2 or any future guidance that replaces it.

## **2.8 CONCLUSION**

9.1.1 In light of the above considerations, it is considered that all the prior to commencement conditions attached to the approved planning permission have been addressed and therefore should be suitably discharged.