**Discharge of Condition Notes (22/0813/DIS)**

Please see details on each condition to be discharged.

12 Prior to commencement of development, a detailed Non-Native Invasive Species Management and Biosecurity Plan shall be submitted to the Local Planning Authority and implemented as approved and maintained thereafter.

**Non-Native Invasive Species Management and Biosecurity Plan**

The plot is a garden site that has been unmanaged for many years, and although it may appear to be wild and naturalised it is in fact an extremely impoverished site with little or no ecological merit. Although the non-management of the site has resulted in limited ecological gains such as undisturbed areas, a small bramble thicket and several trees of moderate ecological value. The site is ecologically impoverished due to its non-native composition, heavy shading and the increasing presence of Rhododendron.

The two non-native invasive species have been identified as Leylandii and immature Rhododendron bushes which will be disposed of as set out below:

* The Leylandii trees with be cut down using a chainsaw. All wood removed from the site for burning. The trees will be replaced with a native hedge on the south-east boundary which will also provide opportunities for many birds and invertebrate species.
* The Rhododendron bushes will be cut down and all stems removed by hand or chainsaw, cutting as close to the ground as possible to remove above ground growth. The cut material will be burned off site and stumps manually dug out and turned upside down and soil brushed off the roots. If it is not possible to remove the stumps manually they will be treated with an approved herbicide to prevent regrowth.

This work has been done in February 2022, to avoid the bird nesting season.

13 Prior to the commencement of development, a detailed lighting design scheme to take into account any impacts on nocturnal wildlife into consideration shall be submitted for written LPA approval and implemented as approved and maintained thereafter unless otherwise agreed in writing with the LPA.

**Detailed Lighting Design Scheme**

We will ensure that all external lighting is kept to a minimum and be as wildlife friendly as possible by implementing the following measures:

* Hoods will be fitted to ensure light is directed downwards to reduce light pollution of the night sky.
* LED Bulbs with dimming capability will be used wherever possible.
* Bulbs will be a warm white designed to reduce glare and blue light component and subsequent attraction of insects.
* All external lighting will be positioned as low as possible to minimise the impact.
* Passive Infrared Sensors (PIR) will be fitted to any external lighting to ensure they will only be activated as and when required for safety purposes.

Although no bats were identified on site as part of the extended Habitat Survey, commissioned by Dr Scott Roe of Vital Ecology, we will endeavour to ensure that all lighting schemes consider the potential impact on any bats, that will be encouraged to use the site in future, through the addition of a range of bat-boxes.

16 Prior to commencement of development a detailed Pollution Prevention Plan shall be submitted to the Local Planning Authority and implemented as approved and maintained thereafter unless otherwise agreed in writing with the LPA.

**Pollution Prevention Plan**

As the development is a single ‘self-build’ dwelling we envisage that the chance of pollution will be minimal. We will however ensure that the following measures are been put in place prior to the commencement of any development work:

* No fuel or oil will be stored on site and all materials, such as sand and cement, will be stored securely off site and brought on site as needed.
* All litter and unused materials will be removed from the site on a daily basis.
* If it is necessary to use herbicides to remove the non-native Rhododendron bushes, safety measures will be put in place to ensure they are stored in accordance with the recommendations set out by the manufacturer. Any herbicide will only be used on dry days to minimise the chance of any contamination of the local river course. A spill kit will be kept on site to deal with any emergency situations.
* All drains will be covered up to prevent any surface water or waste from ending up in the water course.
* All concrete will be mixed on a designated hard surface a minimum of 30 metres away from the river.
* Excavators will be on site for a maximum of one week. All refuelling on site will be done using 25 litre containers and completed on a hard surface.
* Non-toxic paints, solvents and other hazardous materials will be used wherever possible.

We will also ensure that best practise guidelines and protocols are adopted during all phases of to ensure that there will be no local contamination.

17 Prior to the commencement of development, a detailed Tree and Hedgerow Planting Scheme shall be submitted to and approved in writing by the Local Planning Authority. The submitted landscaping scheme shall include a scaled drawing and a written specification clearly describing the species, sizes, densities and planting methods proposed as well as aftercare measures. Drawings must include accurate details of any existing trees and hedgerows to be retained with their location, species, size and condition.

**Tree and Hedgerow Planting Scheme – see attached diagram**

The plot is a garden site that has been unmanaged for many years, and although it may appear to be wild and naturalised it is in fact an extremely impoverished site with little or no ecological merit. Although the non-management of the site has resulted in limited ecological gains such as undisturbed areas, a small bramble thicket and several trees of moderate ecological value. The site is ecologically impoverished due to its non-native composition, heavy shading and the increasing presence of Rhododendron.

We intend to keep the original front hedgerow except for entrance and visibility splay (as drawing). There is also a stand of mature trees at the rear of the site (as drawing).

To increase the biodiversity of the site, we will plant the two side boundaries with native hedgerow plants (approximately 250 plants) which will include sessile oak, hazel, dog rose, crab apple in keeping with what already exists in the region.

We will also plant six larger native trees (silver birch (*Betula pendula,* Betulaceae), elder (*Sambucus nigra*, Adoxaceae), rowan / mountain ash (*Sorbus aucuparia,* Rosaceae) and wild cherry (Prunus avium). These will be located to replace the existing laylandii trees. This will provide additional privacy and encourage more birdlife which at present appears to be relatively non-existent, probably due to the enclosed scrub, garden trees and rhododendrons. We will also use the mature trees to secure a range of bird boxes to accommodate a range of birdlife.

To protect the new plants, they will all be protected using bio-degradable plant sleeves and use fence rings for the bigger plants.

The site clearing work will be completed as soon as possible and well in advance of the bird nesting season. However, we don’t believe any nests are currently to be found on site.

18 Prior to commencement of development a Tree Protection Plan in accordance with BS:5837:2012 shall be submitted to the Local Planning Authority and implemented as approved and maintained thereafter unless otherwise agreed in writing with the LPA.

**Tree Protection Plan**

It will not be possible to retain one of the trees identified as ‘of interest’ as it is located in the centre of the proposed drive and would impact on the vision splays. The two tress identified are hybrid, non-native species. We would prefer to remove the existing trees and ensure sufficient native trees are planted to compensate for this potential loss of more mature trees.

19 Prior to the commencement of development, a reasonable avoidance measures method statement regarding reptiles shall be submitted to and approved in writing by the Local Planning Authority the approved measures shall be implemented and adhered to in full, unless otherwise agreed in writing with the LPA

**Reptiles**

Although no reptile or amphibian species were recorded on site as part of the extended Habitat Survey, commissioned by Dr Scott Roe of Vital Ecology, the report determined the site offers some potential for Viviparous lizards and Slow worms. However, suitable habitat is extremely limited due to the dominance of non-native flora and extreme shading.

The most suitable habitat for lizards and amphibians was identified as contained within the stone wall and hedgerow on the North Eastern boundary. As a result the following measures will be put in place:

* Retain the majority of the stone wall and hedge on the northern edge of the site
* Remove the non-native species to reduce shading which would be a great benefit to invertebrates.

The development of the plot is an opportunity to achieve a net ecological gain though the following actions;

* Removing the dominant non-native and invasive species
* Placing a good number of bird and bat boxes throughout the site
* The removal of non-native Leylandii and the planting of a native hedge on the south-eastern boundary
* Retaining the majority of the stone wall and hedge on the northern edge of the site.
* Planting at least 250 of native trees on site to replace the existing non-natives and increase the total number overall, this will improve the habitant and encourage birds and other native wildlife to the site compared to what exists currently.

At present there seems to be little animal activity apart from a badger path at the rear of the site. This is normal for any piece of land or woodland in this area. To accommodate the badger, we can leave badger holes or gateways in the pig netting we intend to use as boundaries behind the hedging. This fencing will also allow hedgehogs (if present) to carry on as normal.

20. No development shall commence until a preliminary investigation and assessment of the nature and extent of contamination affecting the application site area has been submitted to and approved in writing by the local planning authority. This investigation and assessment must be carried out by or under the direction of a suitably qualified competent person, in accordance with current guidance and best practice, and shall assess any contamination on the site, whether or not it originates on the site. The report of the findings shall include: A desk study A site reconnaissance Formulation of an initial conceptual model A preliminary risk assessment If the preliminary risk assessment identifies there are potentially unacceptable risks a detailed scope of works for an intrusive investigation, including details of the risk assessment methodologies, must be prepared by a suitably qualified competent person. The contents of the scheme and scope of works are subject to the approval in writing of the local planning authority. All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Land Contamination Risk Management (LCRM)' guidance and the WLGA document 'Development of Land Affected by Contamination: A Guide for Developers' (2017).

Contamination report attached.

21. No development shall take place until a site investigation of the nature and extent of contamination has been carried out, by a suitably qualified competent person, in accordance with a methodology which has previously been submitted to and approved in writing by the local planning authority. A written report of the findings of the site investigation shall be made available to the local planning authority before any development begins. The written report should include an appraisal of remedial options and identification of the most appropriate remediation option(s) for each relevant pollutant linkage. The report is subject to the written approval of the local planning authority.

Site investigation carried out as per report at point 20. We will obviously undertake the basic radon protective measures in accordance with BRE 211 Radon: Guidance on protective measures for new buildings, which is standard practice for a new build.

22 No development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 and The Contaminated Land (Wales) Regulations 2006, as amended by The Contaminated Land (Wales) (Amendment) Regulations 2012, in relation to the intended use of the land after remediation. The detailed remediation scheme should not be submitted until written approval for Condition 2 has been received from the local planning authority. All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Land Contamination Risk Management (LCRM)' guidance and the WLGA document 'Development of Land Affected by Contamination: A Guide for Developers' (2017).

Due to contamination report no action required.

23 The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the local planning authority. The local planning authority must be given two weeks written notification of commencement of the remediation scheme works. If during the course of development any contamination is found that has not been identified in the site investigation, additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures before the development is occupied. Following completion of the measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the local planning authority. The verification report contents must be agreed with the local planning authority before commencement of the remediation scheme. All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Land Contamination Risk Management (LCRM)' guidance and the WLGA document 'Development of Land Affected by Contamination: A Guide for Developers' (2017).

Due to contamination report no action required.

24 A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of duration to be agreed in writing with the local planning authority and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the local planning authority. Within six months following the completion of the measures identified in that scheme and the achievement of the remediation objectives, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the local planning authority. This must be conducted in accordance with DEFRA and the Environment Agency's 'Land Contamination Risk Management (LCRM)' guidance'.

Due to contamination report no action required.

26 Prior to the commencement of development, further details (full trade

descriptions) and/or samples of the materials to be used in the construction of all

external surfaces of the dwelling, including the external elevations and roof, shall be

submitted to and approved in writing by the Local Planning Authority. The development

hereby permitted shall be carried out in accordance with the details once approved.

We intend using:

Grey slate on roof approved by local authority.

Walls to be of render finish.

All top floor windows are velux and remaining windows to match.