

## 1008 - 'The Walk', Gardenhouse Lane, Rickingham IP22 1EA

DISCHARGE OF CONDITIONS FOR FULL PLANNING APPLICATION REF. DC/22/01098.

September 2023

### 1.0 – Introduction and Site Location

- 1.1 This statement is in support of a Discharge of Conditions application following Full Planning approval, see below summary of conditions being formally discharged:

*Condition 5 - Prior to first occupation of the hereby approved development, details of electric vehicle charging infrastructure shall have been submitted to and approved, in writing, by the Local Planning Authority. Location of electrical car charging unit noted on revised site plan drawing 1008-06.*

*Condition 6 - Prior to first occupation of the hereby approved development, details of the areas to be provided for the secure, covered cycle storage shall be submitted to and approved, in writing, by the Local Planning Authority. Note on cycle parking being in garage on revised site plan drawing.*

*Condition 8 - Prior to first occupation a Biodiversity Enhancement Strategy for protected and Priority species shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:*

- a) *Purpose and conservation objectives for the proposed enhancement measures. See ArbTech Report Accompanying Full Application.*
- b) *Detailed designs to achieve stated objectives; See site plan drawing 1008-06.*
- c) *locations, orientations, and heights of proposed enhancement measures by appropriate maps and plans (where applicable); See site plan drawing 1008-06.*
- d) *persons responsible for implementing the enhancement measures; and*
- e) *details of initial aftercare and long-term maintenance (where applicable). The works shall be implemented in accordance with the approved details prior to occupation and shall be retained in that manner thereafter."*

**Developer / Applicant - NAP Anglia Ltd to install (then subsequent purchasers of property to maintain in perpetuity).**

*Condition 11 - Prior to first occupation of the hereby approved development, details of all soft and hard landscaping, planting and boundary treatment, including existing trees, shrubs and hedgerows on the site to be retained, shall have been submitted to and approved, in writing, by the Local Planning Authority. See site plan drawing 1008-06.*