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Avgerinos Vlachos
Uttlesford District Council
London Road
Saffron Waldon
CB11 4ER

01 December 2023

SH – 23/289
VIA THE PLANNING PORTAL

Dear Avgerinos,

BARN TO THE REAR OF MULBERRY HOUSE, WENDEN ROAD
APPROVAL OF DETAILS RESERVED BY PRIOR APPROVAL - UTT/23/2128/PAQ3

Iceni Projects Limited ('Iceni') have been instructed by Mulberry House Farms LLP to submit details reserved by planning permission UTT/23/2128/PAQ3 for the Prior Notification of change of use of agricultural building to 3 no. dwellings. Which secured consent for the following:

"Prior Notification of change of use of agricultural building to 3 no. dwellings."

The enclosed submission provides further information secured by conditions 5, 6 and 7 relating to noise protection and hard and soft landscaping.

a. Planning Conditions

Condition 5 of the planning permission states:

"Prior to any works above slab level, a detailed noise protection scheme (NPS), informed by an assessment of the current noise environment, shall be submitted to and approved in writing by the Local Planning Authority.

The NPS shall be designed, specified and constructed so that the sound insulation performance of the structures and the layout of the dwelling hereby approved are such that the indoor ambient noise levels do not exceed the values detailed in Table 4 of British Standard 8233:2014 and that the individual noise events do not exceed 45 dB LA,max,F more than 10 times a night.

In order to discharge planning condition 5, please find enclosed:

- Technical Memorandum prepared by SLR

Conditions 6 of the permission states:

Prior to any works above slab level, 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;*
- b) detailed designs or product descriptions to achieve stated objectives;*
- c) persons responsible for implementing the enhancement measures;*
- d) details of initial aftercare and long-term maintenance (where relevant).*

Thereafter, the ecological works shall be implemented in accordance with the approved details.

In order to discharge planning condition 6, please find enclosed:

- Landscape Specification and Ecology Enhancement Report

Condition 7 of the permission states:

Prior to occupation of the development hereby approved, details of all hard and soft landscaping shall be submitted to and approved in writing by the local planning authority. Thereafter, the development shall be carried out in full accordance with the approved details prior to occupation of the development hereby approved.

The landscaping details to be submitted shall include:

- a) proposed finished levels (earthworks to be carried out);*
- b) means of enclosure of the land (boundary treatments);*
- c) hard surfacing and other hard landscape features and materials;*
- d) existing trees, hedges or other soft features to be retained;*
- e) details of planting or features, including specifications of species, sizes, planting centres, number and percentage mix*
- f) details of siting and timing of all construction activities to avoid harm to all nature conservation features;*
- g) management and maintenance details.*

All planting, seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner, and any plants which within a period of five years from the completion of the 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. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the local planning authority.

In order to discharge planning condition 7, please find enclosed:

- Landscape Specification;
- Soft Landscaping Plan ref: 1409-01 Rev A
- Hard works Landscaping Plan ref: 1409-02 Rev A

b. Summary

I trust that the information is enclosed is sufficient to partly discharge planning conditions 5, 6 and 7 as required pursuant to prior approval UTT/23/2128/PAQ3. As you are aware, Mulberry House Farms LLP are keen to commence works; and as such, we would welcome your early engagement regarding the discharge of these planning conditions.

Should you require any further information, then please do not hesitate to contact me on: (07715542474/ sheritage@iceniprojects.com). I look forward to hearing from you regarding the positive validation and determination of the application.

Yours sincerely,

S. Heritage

Sophie Heritage
SENIOR PLANNER