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Condition 5 – Landscaping

Condition 5 states – ‘The development hereby approved shall not commence above slab level until a landscape scheme designed in accordance with the principles of the Council's landscape character guidance has been submitted to and approved in writing by the local planning authority. The scheme shall show all existing trees, hedges and blocks of landscaping on, and immediately adjacent to, the site and indicate whether they are to be retained or removed and include a planting specification for both the residential curtilage and the other land in the red line boundary, a programme of implementation and a [5] year management plan. The landscape scheme shall specifically address the need to provide screening between the dwelling itself and Chartway Street to the south.’

Proposed landscaping is shown on drawing ref 2021-1104-1001 and includes a native hedgerow, biodiversity area and proposed trees.

Condition 7 – Boundary Treatments

Condition 7 states ‘The development shall not commence above slab level until, details of all fencing, walling and other boundary treatments have been submitted to and approved in writing by the Local Planning Authority (to include gaps at ground level to allow the passage of wildlife) and the development shall be carried out in accordance with the approved details before the first occupation of the buildings and maintained as such thereafter’

Details of proposed boundary treatments are included on drawing ref 2021-1104-1001 and include post and rail fencing and brick piers and fencing.

Condition 9 – External lighting

Condition 9 states that ‘Any external lighting installed on the site (whether permanent or temporary) shall be in accordance with details that have previously been submitted to and approved in writing by the Local Planning Authority. These details shall include, inter alia, measures to shield and direct light from the light sources so as to prevent light pollution and illuminance contour plots covering sensitive neighbouring receptors. The development shall thereafter be carried out in accordance with the subsequently approved details and maintained as such thereafter’

Details of external lighting are included on drawing ref 2021-1004-1001 and comprise

- External Patio Lighting (Phillips Bustan LED Pillar Lighting)
- Downlighters with PIR
- Wash Down Soffit Lights

Condition 10 – Refuse storage

Condition 10 states that ‘Prior to the approved dwelling reaching above slab level details of the on site facilities for the storage for refuse and cycles shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be in place and available for use prior to first occupation of the approved dwelling.’

A proposed bin store is shown on drawing ref 2021-1004-1001.

Yours Sincerely



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