

Discharge of Conditions Ref : 21/00861/FUL
Conversion, alteration and extension of outbuilding to rear of
496 Coniscliffe Road, Darlington DL3 8TB
(purchased by C Wain from J Wrate in May 2023)
(Amended details 22/01/2024)

Condition 3 : Detailed scheme to provide a Biodiversity Net Gain.

The development will be carried out in accordance with these details, and in accordance with National Planning Policy Framework, as part of the implementation of the Environmental Improvement Plan (EIP23), to obtain a Biodiversity Net Gain (BNG) with each new planning application.

Scheme : to make sure the habitat for wildlife is in a better state than it was before development, in line with the NPPF to keep, enhance or create new habitats.

The site is in two distinct parts (see accompanying planting plan, extract from PR301A). Section A is a remnant of farmland which has been largely left alone for a few years except for the planting of a few trees. This area already supports a wide range of above-ground wildlife, and has good soil quality for invertebrates and fungi. It is mostly mixed grasses and wild flowers, all of which have been allowed to set seed. Some native trees will be planted on the north and west boundaries eg oak, beech, silver birch, field maple, which will provide further nesting habitat for birds. Section A already provides natural habitat for a large variety of insects, including pollinators. The area already supports many types of bird. As this area is probably at maximum diversity and was not sold to Mr Wain in May 2023, it is proposed to leave Section A as it is.

Section B is part of an urban garden and is mainly lawn. This area does not support much wildlife at present. The soil quality is dry and poor. This section is the candidate for greatest Biodiversity Net Gain (BNG). It is proposed to increase the number of habitats available, bearing in mind it is an urban garden.

On the west boundary of Section B it is proposed to plant a shrubbery with a mix of flowering deciduous shrubs eg buddleia, forsythia, and evergreen berried bushes eg cotoneaster, holly. This shrubbery will provide nesting habitat for birds providing fruits and seeds for food, flowers for insects, leaf litter for many invertebrates. Fallen foliage provides an important habitat over winter for pollinators such as bees and butterflies. Damp conditions for amphibians will be improved by placing a shallow reclaimed trough full of round stones under the shrubbery to collect rainwater. (Ponds in gardens are dangerous for toddlers. This is a safe way of collecting water for wildlife in an urban garden) This will provide drinking water for birds, attract amphibians, and provide a wetter environment for some invertebrates and plants such as mosses.

Round the perimeter a selection of trees will be planted. Native trees (which support native species) will include silver birch, oak and field maple. Domestic trees will be fruit trees, namely apple, plum, pear and cherry. These all provide nesting habitat for birds, with fallen fruit being food for birds, fungi and invertebrates.

The perimeter fencing will support domestic climbing plants eg roses, clematis, ivy. Climbing plants increase the surface area for flowering and fruiting. Those with dense foliage provide nesting sites and invertebrate habitats.

The birds that will be attracted to a leafy urban garden will include blackbirds, thrushes, robins, finches, sparrows, blue tits, wrens. Dense foliage will protect those nests from bird predators eg crows, rooks, magpies, which will also be part of the Biodiversity Net Gain. If pigeons and doves nest they will attract an occasional sparrow hawk.

Condition 4 : The protection of existing trees, laid down within BS 5837 (2021) to be in place before commencement of work. The only trees are in Section A which was not sold to Mr Wain.

The enclosed extract from Site Plan PR301A shows that from X to Y on the plan there is an existing close-boarded 1.8m high timber fence preventing entry of any kind, pedestrian or vehicular into any part of Section A of the site. Trees T1, T2, T3 have permission to be removed, and T4 and T5 are dead. The Root Protection Areas of the remaining trees do not reach the existing 1.8m high

dividing fence. There is no entry of any kind allowed into Section A from Section B so the trees are fully protected.

Therefore there will be

- no vehicular access to any Root Protection Area (RPA)
- no raising or lowering of soil levels within any RPA
- no cutting of roots, digging of trenches or removal of soil within any RPA
- no erection of temporary buildings, roads or carrying out of any engineering operations within any RPA
- no lighting of bonfires within any RPA
- no driving of vehicles or storage of materials within any RPA

Condition 5 : Secure cycle storage

A lockable timber shed will be erected at the west side of the dwelling to securely store cycles. Pictures of the shed are enclosed, with dimensions. A site plan is enclosed which shows the position of the shed to the rear (west) of the dwelling. The cycles will be carried through the dwelling. This is thought to be preferable to having the shed at the front of the dwelling, where it may be broken into easily. At the west side of the dwelling it will be enclosed by 1.8m high fencing. The shed itself will house 4 cycles.

Condition 6 :

Precise details of means of enclosure of the site including the agreed repairs to the boundary wall with 494. These details must be retained thereafter.

The stone wall boundary between this property (496 Coniscliffe Road) and 494 will be repaired by a builder to best-practice standards, matching existing walling. This will include a reinforced repair to the part of the stone wall which supports the hinges of the large gate to the rear of 496. This has been agreed with the neighbour in 494.

The site is already enclosed to the north with an existing 4.1m brick wall. The main east-facing wall is an existing 3.1m brick wall. The remaining east side is made up of actual outbuilding wall or the existing stone wall and gates surrounding the parking area. (See site plan PR301A).

A timber close-boarded 1.8m high fence already exists between points X and Y, separating section A from section B on the amended enclosed site plan. The proposed 1.8m high close-boarded timber fence will run between points X and Z. Pictures of the proposed timber fence are enclosed.