

**Planning Conditions Discharge Submission as required by approved planning application P21/01404/F. Demolition of existing pole barn. Erection of a new timber framed storage building for equestrian storage (Sui Generis).**

The planning permission requires that certain conditions are discharged before commencement, items 2 and 3.

Condition 2.

Prior to first occupation, evidence of the installation of ecological enhancement features shall be submitted to the local planning authority for approval in writing. This shall include, but is not limited to, bird boxes.

Reason To ensure that the implementation and success of the Wildlife Protection and Enhancement Scheme to prevent ecological harm and to provide biodiversity gain in accordance with policy PSP19 of South Gloucestershire Local Plan and the National Planning Policy Framework.

The proposed ecological enhancement scheme will consist of :

- installing a National Trust bird box on the north face of the building (see attached photo)
- landscaping the area utilising on-site pennant stone materials for small area of access paving and construction of boundary walls (see attached photo)
- Provision of a large grass area to aid natural drainage and permeable angular limestone chippings (10 to 20mm) for the access drive (see attached photo)
- Beneficial planting of areas to encourage wildlife. (see attached photo)

Condition 3.

Prior to the installation of any external lighting, details are to be submitted and approved the local authority, this is to include location and specification of lighting.

Reason In the interests of the sensitive ecological nature of the site and its surroundings; and to accord with Policy PSP18 and PSP19 the South Gloucestershire Policies, Sites and Places Plan (Adopted) November 2017; and the provisions of the National Planning Policy Framework.

The proposed external lighting will consist of four LED low wattage downlights situated under the front eave of the building above each of the access doors to the building. These will automatically switch on at dusk and light the pedestrian access to Moorend Stables and switch off at 11pm. A small 4 watt LED light will also be fitted operated by a PIR to provide pedestrian access lighting outside of these times.

If you require any further information then please let me know.

Best Regards