

Discharge of Conditions Statement

1.0 – Introduction

1.1 This statement is in support of a **Discharge of Conditions** application relating to application **DC/23/02505 – Conversion of an agricultural barn to form holiday accommodation at Hill View Farm, Laxfield, Fressingfield, Eye, Suffolk, IP21 5PY.**

2.0 – Conditions

Condition 5

Before the development is occupied, details of the areas to be provided for the storage and presentation for collection/emptying of refuse and recycling bins shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

Bin collection zone to existing entrance provide (4 no. bins in total – 2 no. for existing house and 2 no. for the converted barn)

See proposed entrance and visibility splay site plan 1025-02A, accompanying this application for location.

Condition 7

Prior to works above slab level, details of secure, lit and covered cycle storage and electric cycle charging and electric vehicle charging infrastructure shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

See proposed site plan 1025-01F, accompanying this application for location / details of proposed cycle storage, electric cycle charging and electric vehicle charging.

Condition 10

Prior to the commencement of development final details of the foul drainage scheme to serve the development shall be submitted to and approved, in writing, by the Local Planning Authority. Where package treatment plants are proposed, the applicant must provide confirmation in writing detailing how the proposal will meet the requirements of the updated General Binding Rules General binding rules: small sewage discharge to a surface water - GOV.UK (www.gov.uk)

No part of the proposed development shall be first occupied or brought into use until the agreed method of foul water drainage has been fully installed and is functionally available for use. The foul water drainage scheme shall thereafter be maintained as approved.

Foul water drainage to discharge to new package treatment plan with outflow to ditch.

See proposed site plan 1025-01F accompanying this application for further details.

Condition 11

Prior to any works on the hereby approved development commencing, one of the following shall be submitted to and approved in writing with the Local Planning Authority:

- a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or
- b) a GCN District Level Licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or
- c) a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence.

See GCN District Level License issued by Natural England accompanying this application.

Condition 13

Prior to occupation of the hereby approved holiday unit, a lighting design scheme for biodiversity based on GN: 08/23 shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

See proposed site plan 1025-01F accompanying this application for proposed lighting scheme.

Condition 14

Prior to the installation of any proposed Air Source heat pump, the applicant shall provide full details of all Air Source heat pump plant associated with the proposed development. A full acoustic assessment relating to the air source heat pump noise from the site shall be undertaken in accordance with "MCS 020 - MCS Planning Standards for permitted development installations of wind turbines and air source heat pumps on domestic premises".

This assessment shall be carried out by a competent person and confirmation of the findings of the assessment and any recommendations shall have been submitted to the Local Planning Authority and agreed prior to the installation.

See MSC 020 Acoustic Assessment accompanying this application.