

Church Farm Barn
The Street
Thorndon
Suffolk
IP23 7JR



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2 April 2024

Mid Suffolk District Council,
Endeavour House,
8 Russell Road,
Ipswich,
Suffolk,
IP1 2BX

Re: Conversion of north storage wing to habitable accommodation comprising structural repairs and alterations as per Schedule of Works.

Planning Approval : DC/23/01147

Dear Sir/ Madam,

Please find below and attached in order to comply with the Planning conditions as noted.

1. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: COMMENCEMENT TIME LIMIT

The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

- No action required as part of this condition submission.

2. APPROVED PLANS & DOCUMENTS FOR DESIGNATED ASSET

CONDITION: The development hereby permitted shall be carried out in accordance with the drawings/documents listed under Section A above and/or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard. Such development hereby permitted shall be carried out in accordance with any Phasing Plan approved under Section A, or as necessary in accordance with any successive Phasing Plan as may subsequently be approved in writing by the Local Planning Authority prior to the commencement of development pursuant to this condition.

- No action required as part of this condition submission.

3. ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS

All mitigation measures and/or works shall be carried out in accordance with the details contained in the Preliminary Roost Assessment (DCS Ecology Ltd., April 2023) as already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination.

Reason - To conserve Protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species), as updated by the Environmental Act 2021.

- Requirement noted, no action required as part of this condition submission.

4. ACTION REQUIRED PRIOR TO OCCUPATION: WILDLIFE SENSITIVE LIGHTING DESIGN SCHEME

Prior to occupation of the hereby permitted development, a lighting design scheme for biodiversity 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 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, in accordance with a previously agreed timescale, 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.

Reason - To allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

- See 'Whitehouse Farm IP23 Lighting Plan V2 FINAL DRAFT PROOFREAD GK TRACKED CHANGES ON' by DCS Ecology.

5. ACTION REQUIRED PRIOR TO OCCUPATION: BIODIVERSITY ENHANCEMENT LAYOUT

Prior to occupation of the hereby permitted development, a Biodiversity Enhancement Layout for Protected and Priority species shall be submitted to and approved in writing by the Local Planning Authority.

The content of the Biodiversity Enhancement Layout shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs to achieve stated objectives;
- c) locations, heights, orientations of proposed enhancement measures by appropriate maps and plans (where applicable);
- d) persons responsible for implementing the enhancement measures;
- e) details of initial aftercare and long-term maintenance (where applicable).

The works shall be implemented in accordance with the approved details, in accordance with a previously agreed timescale, and shall be retained in that manner thereafter.

Reason - To enhance Protected and Priority Species/habitats and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

See 'White House Farm BES FINAL' by DCS Ecology.

6. ACTION REQUIRED PRIOR TO COMMENCEMENT: GREAT CRESTED NEWT METHOD STATEMENT

Prior to commencement of development, a Non-Licensed Great Crested Newt Method Statement shall be submitted to and approved in writing by the Local Planning Authority. This shall contain precautionary mitigation measures and/or works to reduce potential impacts to Great Crested Newts during the construction phase. The measures and/works shall be carried out strictly in accordance with the approved details, in accordance with a previously agreed timescale, and shall be retained in that manner thereafter.

Reason - To conserve protected and Priority species and allow the Local Planning Authority to discharge

its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species).

- See 'White House Farm GCN RAMS FINAL' by DCS Ecology.

If you have any queries then please do not hesitate to contact me.

Yours sincerely

Ruth Paternoster

Ruth Paternoster BA(Hons) Dip Arch MArch ARB RIBA
Director
For and on behalf of Beech Architects Ltd

Directors: Craig Beech BA Hons M Arch ARB RIBA
Ruth Paternoster BA Hons Dip Arch March ARB RIBA
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