

## Planning Statement - HHRFC DM/24/0832

### Discharge of conditions 2, 3 and 4 plus Bio Diversity Gain requirements

#### Condition 2.

No development shall commence unless and until details of the proposed surface water drainage and means of disposal have been submitted to and approved in writing by the local planning authority. No building shall be occupied until all the approved drainage works have been carried out in accordance with the approved details.

#### Attachments:

- Drainage Strategy as previously submitted with planning application
- Drainage Strategy Layout

#### Condition 3.

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters; • the method of access and routing of vehicles during construction, • the parking of vehicles by site operatives and visitors, • the loading and unloading of plant, materials and waste, • the storage of plant and materials used in construction of the development, • the erection and maintenance of security hoarding, • the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders), • details of public engagement both prior to and during construction works and details of a neighbour notification procedure for particularly noisy construction works.

Attachment: CDM Construction Management plus H&S Plan

#### Condition 4:

No development above ground level shall be carried out unless and until samples/a schedule of materials and finishes to be used for external walls and roofs of the proposed extension and padel courts have been submitted to and approved by the

Local Planning Authority. The works shall be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority in writing.

Materials submitted to Local Planning Authority

Bio Diversity Net Gain : This permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun (which includes demolition) because none of the statutory exemptions or transitional arrangements are considered to apply.

Attachments:

Bio Diversity Gain Plan

Bio Diversity Gain Plan Phase 1

Bio Diversity Habitat Pre Development Plan

Bio Diversity Post Development Tree Planting Plan

Bio Diversity Metric Calculation Tool