

Schedule of Conditions

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 2187 Location plan Rev B 1:1250 @ A3, 2187 Block plan 1:500@ A3, Elevations and Section Drawing Number (2187/1 dated November 2023), Proposed Floor Plan, Elevations and Section Drawing Number (2187/2 dated November 2023).
- 3) The exterior walls of the building shall be clad in stone. No development shall commence until details of all external facing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 4) No development shall commence until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. This shall also include details of boundary treatment. The landscaping works shall be carried out in accordance with the approved details before any part of the development is first occupied.
- 5) No development shall commence until a detailed block plan showing the provision of adequate car parking and manoeuvring space for vehicles has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out with the approved details prior to first occupation.
- 6) Prior to the first occupation, a scheme for the provision of electric vehicle charging points, or passive provision, shall be submitted to and agreed in writing with the Local Planning Authority. The agreed scheme shall be provided prior to first occupation and retained as such thereafter.
- 7) Prior to first occupation a Biodiversity Enhancement Plan and timetable shall be submitted to and approved in writing by the Local Planning Authority. Approved measures shall be implemented in full and maintained thereafter. The Plan shall clearly show positions, specifications and numbers of features, which will include (but are not limited to) the following:
 - universal nest boxes at ratio of 1:1, in line with British Standard 42021:2022.
 - integrated bat boxes
 - insect bricks / towers.
 - summary of ecologically beneficial landscaping (full details to be provided in Landscape Plans).
- 8) Prior to the first occupation, the existing manège area shall be removed as per Figure 2 of the Appellants Appeal Statement (received 17/12/2024) and the submitted 2187 Block Plan (received 29/11/2023) including all surface materials and is to be re-grassed and retained thereafter.

- 9) Prior to the installation of external lighting fixtures, a detailed lighting strategy shall be submitted to and approved in writing by the Local Planning Authority. This should provide details of the chosen luminaires, their locations and any mitigating features such as dimmers, PIR sensors and timers. Dependent on the scale of proposed lighting, a lux contour plan may be required to demonstrate acceptable levels of light spill to any sensitive ecological zones/features. Guidelines can be found in Guidance Note 08/23 - Bats and Artificial Lighting at Night (BCT and ILP, 2023). Such approved measures will be implemented in full in accordance with the lighting strategy.
- 10) No stripping, demolition works, or vegetation clearance shall take place between 1st March and 31st August inclusive, unless preceded by a nesting bird survey undertaken by a competent ecologist no more than 48 hours prior to clearance. If nesting birds are present, an appropriate exclusion zone will be implemented and monitored until the chicks have fledged. No works shall be undertaken within exclusion zones whilst nesting birds are present.
- 11) Notwithstanding the provisions of the General Permitted Development Order (England) 2015 (or any order revoking and re-enacting that Order with or without modification) No development within Schedule 2, Part 1 Class A, B, C, D & E shall take place within the curtilage of the dwelling hereby approved.
- 12) In the event contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. Development shall not continue until an initial investigation and risk assessment has been completed in accordance with a scheme to be agreed in writing by the Local Planning Authority to assess the nature and extent of any contamination on the site. If the initial site risk assessment indicates that potential risks exist to any identified receptors, development shall not recommence until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and the natural and historical environment has been submitted to and approved in writing by the local planning authority. Following completion of measures identified in the approved remediation scheme and prior to bringing the development into first use, a verification report that demonstrates the effectiveness of the approved remediation shall be submitted to and approved in writing by the Local Planning Authority.

****End of conditions****