
Planning Statement – Discharge of Conditions

Erection of 3 detached properties, including detached carports, formation of vehicular access and associated works (some matters reserved) at: Land at The Firs, Churchstoke, Montgomery

Prepared for Mr Hayden

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1. INTRODUCTION

- 1.1. This statement has been undertaken on behalf of Mr Hayden, and in connection with the approved outline planning permission received for Erection of 3 detached properties, including detached carports, formation of vehicular access and associated works (some matters reserved). (P/2017/0654).
- 1.2. Conditions were placed on the permission, of which one was prior to commencement conditions, therefore we are looking to discharge prior to any commencement on site.

2. CONDITIONS

- 2.1 The prior to commencement conditions attached to the permission were as follows:

5 - Prior to commencement of development a Tree and Hedgerow Protection Plan in accordance with BS:5837:2012 shall be submitted to and agreed in writing by the Local Planning Authority and implemented as approved and maintained thereafter.

7 - Prior to the commencement of development, detailed engineering drawings for a 2 metre wide footway and controlled crossing point along the Class I A489 shall be submitted to and approved in writing by the Local Planning Authority. Development thereafter shall be completed prior to the occupation of any dwelling.

3. CONDITION 5

- 3.1 A hedgerow protection plan has been submitted detailing the maintenance of the existing hedgerow. No trees were on the existing site.

4. CONDITION 7

- 4.1 A detailed Footpath and Crossing Detail plan has been submitted which includes detailed engineering drawings for a 2 metre wide footway and controlled crossing point along the Class I A489.

5. CONCLUSION

- 5.1 In light of the above considerations, it is considered that the prior to commencement conditions attached to the approved planning permission have been addressed and therefore should be suitably discharged.