

From: Paul Lodge <paul.lodge@ateliermb.co.uk>
Sent: 07 June 2021 13:12
To: Brace, Carl <Carl.Brace@herefordshire.gov.uk>
Cc: Guy Drummond [REDACTED]
Subject: Re: 211224 - Palma Court

Ref1826

Hello Carl,

Yes, I am healthy and vaccinated.

I confirm agreement to the proposed conditions.

I assume the discharge of condition 7 would be able to be dealt fairly promptly once the information has been received.

Kind regards,

Paul Lodge
Architect



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From: "Brace, Carl" <Carl.Brace@herefordshire.gov.uk>

Date: Monday, 7 June 2021 at 13:01

To: Paul Lodge <paul.lodge@ateliermb.co.uk>

Subject: 211224 - Palma Court

Dear Paul hope all's good with you.

Aim to issue the DN on the above shortly and subject to agreement from the Local Member. Here's a full list of proposed conditions which broadly follow the previous permission. One pre commencement condition s proposed under no.7 –

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby approved shall be carried out strictly in accordance with the approved plans and supporting statements received 23rd March 2021 and the schedule of materials and details indicated thereon.

Reason: To ensure adherence to the approved plans and to protect the general character and amenities of the area in accordance with the requirements of Policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 3 All foul water shall discharge through a connection to the local Mains Sewer network and surface water shall be managed through connection to mains sewer within the development boundary; unless otherwise agreed in writing by the Local Planning Authority.

In order to comply with Conservation of Habitats and Species Regulations (2017), National Planning Policy Framework (2018), NERC Act (2006), and Herefordshire Core Strategy (2015) policies LD2, SD3 and SD4.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no windows other than those expressly authorised by this permission shall be constructed in any elevation of the property and no dormer windows other than those expressly authorised by this permission shall be constructed in any facing roof slope of the property.

Reason: In order to protect the residential amenity of adjacent properties and to comply with Policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 5 Prior to the first occupation of the development hereby permitted the scheme for the provision of covered and secure cycle parking on site shall be carried out in accordance with the

approved details. The cycle parking shall be installed and made available for use prior to first occupation of the development hereby permitted and thereafter be maintained as such.

Reason: To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy and to conform with the requirements of Policy SS1, MT1 and SD1 of the Herefordshire Core Strategy.

- 6 The flood risk mitigation measures detailed within the approved plans and supporting documents listed under Condition 2 of this Decision Notice shall be fully implemented and made available for use prior to first occupation of the development hereby permitted and thereafter be maintained as such.

Reason: To mitigate the impact of flooding and flood risk having regard to the site being located within Flood Zone 2 and 3 as defined by the Environment Agency, minimise the risk of harm and impact to occupiers and their belongings and the development itself and to comply with Herefordshire Core Strategy policies SS7 and SD3 and the relevant aims and objectives of the National Planning Policy Framework.

- 7 Development shall not begin until details and location of the following have been submitted to and approved in writing by the local planning authority, and which shall be operated and maintained during construction of the development hereby approved:

- A method for ensuring mud is not deposited onto the Public Highway
- Construction traffic access location
- Parking for site operatives
- Construction Traffic Management Plan

The development shall be carried out in accordance with the approved details for the duration of the construction of the development.

Reason: In the interests of highway safety and to conform to the requirements of Policy MT1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 8 No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment and to comply with Herefordshire Core Strategy policies SD3 and SD4.

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Regards

Herefordshire.gov.uk

Carl Brace BSc (Hons), MA, MRTPI

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Council's Homepage www.herefordshire.gov.uk
Planning Homepage <https://www.herefordshire.gov.uk/planning/>
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