



DISCHARGE OF PLANNING CONDITIONS

**VARIATIONS OF CONDITION 3, 4 & 8
PURSUANT TO PLANNING PERMISSION P/2016/0431
FOR CONVERSION OF TRADITIONAL RANGE BUILDINGS TO FORM FIVE
RESIDENTIAL DWELLINGS
AT
BRYN FARM, HANMER, WHITCHURCH**

**ON BEHALF OF
THE GREDINGTON ESTATE**

November 2021

Introduction

Planning permission was granted on 12th August 2011 for 'Conversion of traditional range to form five residential dwellings' at Bryn Farm, Halghton, Hanmer, Whitchurch, SY13 3DS (Planning Permission Ref: P/2010/0493).

This consent was varied under Planning Permission Ref: P/2016/0431.

This supporting statement has been prepared in order to discharge the following pre-commencement conditions on the P/2016/0431 permission:

- Condition 3 – Ecological Mitigation Strategy
- Condition 4 – Ecological Monitoring, Auditing, Management of Bat Habitat
- Condition 8 – Bat Friendly Lighting Scheme

Condition 3 – Ecological Mitigation Strategy

Condition 3 of the planning consent P/2016/0431 stated:

“Development shall not commence until a scheme setting out a timetable for the delivery of all measures set out in section 5: Mitigation Strategy of the Etive Ecology Ltd Protected Species Report dated June 2016. The mitigation strategy shall thereafter be implemented in full and in strict accordance with the timescale as approved”.

Etive Ecology Limited have provided a Mitigation Strategy Timetable as per the various tasks outlined in the approved Ecology Report dated June 2016 which our client agrees to implement. The Mitigation Strategy Timetable is enclosed in this report.

Condition 4 – Ecological Monitoring, Auditing, Management of Bat Habitat

Condition 4 of the planning consent P/2016/0431 stated:

Development shall not commence until a detailed scheme of monitoring, ecological auditing and long term management and maintenance of the enhanced and compensatory bat habitat has been submitted to and approved in writing by the Planning Authority. The scheme shall include details of a methodology for monitoring the use of the building by bats, the submission of the recorded data to the Local Planning Authority and details of the measures to be put in place to ensure the long term security of the habitat. The scheme shall thereafter be fully implemented in accordance with the approved details and a timescale to be submitted that shall be submitted with the scheme.

Etive Ecology Ltd have provided a report dated October 2021 (enclosed with this application) that outlines the process of minimising impact on bats during development and post-development monitoring alongside the auditing procedures that will be undertaken during development and to demonstrate compliance and feedback procedures as well as long-term management of bat habitats.

Condition 8 – Bat Friendly Lighting Scheme

Condition 8 of the planning consent P/2016/0431 stated:

“No part of the development shall commence until an external bat friendly lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented in accordance with the approved details prior to first use / occupation of the development”.

Leigh Ecology Ltd have provided drawings of a bat friendly lighting scheme (enclosed) which satisfies this condition.

Conclusion

This application is to confirm that Conditions 3, 4, and 8 of the Decision Notice have been considered and appropriate actions will be taken so that the development can take place in a safe manner in accordance with the conditions applied to the planning consent.

Gareth Evans
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