

**Northern Area Planning Committee**  
**Tuesday 1<sup>st</sup> October**  
**Decision List**

**Application Reference:** P/FUL/2024/01856

**Application Site:** Land at Mampitts Lane, Mampitts Lane, Shaftesbury, SP7 8GL

**Proposal:** Erection of community hub/cafe building with offices over, associated car parking & associated public amenity park

**Recommendation: Grant, subject to conditions**

Decision: Grant, subject to the following conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

S03 Location plan

P01 Proposed ground floor plans

P02 Proposed first floor plans

P04 Proposed south-west & north-west elevations

P05 Proposed south-east & north-east elevations

P03 Proposed roof plan & bin store details

P07 B Proposed renders 1-3

P08 B Proposed renders 4-6

P11 F Landscaping layout

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Prior to the commencement of development a detailed surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, and providing clarification of how drainage is to be managed during construction and a timetable for implementation of the scheme shall be submitted to and approved in writing by the Local Planning Authority. The surface water scheme shall be implemented in accordance with the approved details including the timetable for implementation.

Reason: To prevent the increased risk of flooding and to protect water quality.

4. The detailed biodiversity mitigation, compensation and enhancement/net gain strategy set out within the approved Biodiversity Plan certified by the Dorset Council Natural Environment Team on 14.12.2023 must be strictly adhered to during the carrying out of the development. The development hereby approved must not be first brought into use unless and until:

- i) the mitigation, compensation and enhancement/net gain measures detailed in the approved biodiversity plan have been completed in full, unless any modifications to the approved Biodiversity Plan as a result of the requirements of a European Protected Species Licence have first been submitted to and agreed in writing by the Local Planning Authority, and
- ii) evidence of compliance in accordance with section J of the approved Biodiversity Plan has been supplied to the Local Planning Authority.

Thereafter the approved mitigation, compensation and enhancement/net gain measures must be permanently maintained and retained in accordance with the approved details.

Reason: To mitigate, compensate and enhance/provide net gain for impacts on biodiversity.

5. Before the development hereby approved commences an Environment and Construction Method Statement (ECMS) must be submitted to and approved in writing by the Planning Authority. The ECMS must include:

- the parking of vehicles of site operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials used in constructing the development
- delivery, demolition, and construction working hours

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: To minimise the likely impact of construction traffic and activity on the surrounding highway network and area.

6. Before the development is occupied or utilised the first 5.00 metres of each vehicular access, measured from the rear edge of the highway, must be laid out and constructed to a specification submitted to and approved in writing by the Planning Authority.

Reason: To ensure that a suitably surfaced and constructed access to the site is provided that prevents loose material being dragged and/or deposited onto the adjacent carriageway causing a safety hazard.

7. Before the development hereby approved is occupied or utilised the turning/manoeuvring and parking shown on Drawing Number PO6 Rev C must have been constructed. Thereafter, these areas, must be permanently maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper and appropriate development of the site and to ensure that highway safety is not adversely impacted upon.

8. Before the development is occupied or utilised the cycle parking facilities shown on Drawing Number P01 must have been constructed. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper construction of the parking facilities and to encourage the use of sustainable transport modes.

9. No works or development shall take place before a scheme for the protection of the existing trees and hedges to be retained shown on drawing number STC-TPP-1 - Tree Protection Plan has been submitted to and approved in writing by the local planning authority. Such a scheme will comply with the provisions of BS58372005 (Trees in relation to construction) or any replacement standard that may be in force at the time that the development commences. The approved scheme for the protection of the existing trees shall be implemented before development commences and be maintained in full until the development has been completed.

Reason: To ensure that trees and hedges to be retained are adequately protected from damage to health and stability throughout the construction period and in the interests of amenity.

10. Prior to commencement of development above slab level, a Landscape Management Plan, including long term design objectives, management responsibilities, maintenance schedules and a timetable for implementation and/or phasing; for all landscape areas, including the street trees on Maple Road shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the Landscape Management Plan shall be implemented as approved.

Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal, public, nature conservation or historical significance.

11. Prior to the commencement of any development hereby approved, above damp course level, a soft landscaping and planting scheme, including full details of the planting medium/tree pits for the heavy standard street trees adjoining Maple Road, shall be submitted to, and approved in writing, by the

Local Planning Authority. The approved scheme shall be implemented in full during the planting season November - March following commencement of the development or within a timescale to be agreed in writing with the Local Planning Authority. The scheme shall include provision for the maintenance and replacement as necessary of the trees and shrubs for a period of not less than 5 years.

Reason: In the interest of visual amenity.

12. Prior to the installation and use of a kitchen extraction system, a scheme containing full details of the arrangements for internal air extraction, odour control, and discharge to atmosphere from cooking operations, including any external ducting and flues and details of operating hours shall be submitted to and approved in writing by the LPA along with an appropriate odour assessment. The works detailed in the approved scheme shall be installed in their entirety before the use hereby permitted is commenced. The equipment shall thereafter be maintained in accordance with the manufacturer's instructions and always operated when cooking is being carried out unless agreed in writing by the LPA.

Reason: To control noise and odour emissions in the interests of adjoining amenity

13. Prior to the commencement of installation of externally mounted plant, details of such plant shall be submitted to the LPA along with a suitable and sufficient noise assessment. Such an assessment could be conducted in accordance with BS4142:2014 (Methods for rating and assessing industrial and commercial sound) and/or its subsequent amendments. The assessment shall be submitted to and approved in writing by the LPA. The agreed scheme (together with any required measures) shall be installed to the agreed specification prior to the first use of the relevant plant and maintained and operated in that condition thereafter unless agreed in writing by the LPA.

Reason: In the interest of residential amenity.

**Application Reference:** P/OUT/2023/05838

**Application Site:** Kentom House, Bay Lane, Gillingham, Dorset, SP8 4ER

**Proposal:** Erection of 3 dwellings with off street parking, garaging and private outdoor amenity space (Outline application to determine access only).

**Recommendation:** Grant outline planning permission subject to conditions.

Decision: Grant, subject to the following conditions.

1. No part of the development hereby approved shall commence until details of all reserved matters (appearance, landscaping, layout, scale) have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the satisfactory development of the site.

2. An application for approval of any 'reserved matter' must be made not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 92 of the Town and Country Planning Act 1990.

3. The development to which this permission relates must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: This condition is required to be imposed by Section 92 of the Town and Country Planning Act 1990 (as amended).

4. The development hereby permitted shall be carried out in accordance with the following approved plans:

3148-Loc-01 B – Received 30/04/2024

PHL-01 D – Received 02/05/2024

Reason: For the avoidance of doubt and in the interests of proper planning.

5. Prior to the commencement of any development, hereby approved, above ground level, a detailed surface water management scheme for the site, shall have been submitted to, and approved in writing by, the Local Planning Authority. Prior to the occupation of the development, hereby approved, the approved detailed surface water management scheme shall have been implemented in accordance with the

approved details. The surface water management scheme shall be maintained in perpetuity.

Reason: In the interest of the proper development of the site.

6. There must be no gates hung so as to form an obstruction to the vehicular access serving the development, hereby approved.

Reason: To ensure the free and easy movement of vehicles through the access and to prevent any likely interruption to the free flow of traffic on the adjacent public highway.

7. Prior to the commencement of any development, hereby approved, a Biodiversity Plan shall have been submitted to, and approved in writing by, the Local Planning Authority. Prior to the occupation of the development, hereby approved, all of the measures of the approved biodiversity plan shall have been fully implemented. The approved measures shall be maintained in perpetuity.

Reason: In the interest of biodiversity.

8. Prior to the commencement any development, hereby approved, a lighting strategy, which reflects the need to avoid harm to protected species and to minimise light spill, shall have been submitted to, and approved in writing, by the Local Planning Authority. There shall be no lighting of the site other than in accordance with the approved strategy.

Reason: In the interests of biodiversity and the character of the area.

9. Prior to the occupation of the development, hereby approved, the first 10m of the vehicle access, measured from the rear edge of the highway (excluding the vehicle crossing), must have been laid out and constructed to a specification which must have been submitted to, and approved in writing by, the Local Planning Authority.

Reason: In the interest of highway safety.

10. Prior to the commencement of any development, hereby approved, a scheme for the turning and parking of vehicles must have been submitted to, and approved in writing by, the Local Planning Authority. The approved scheme must have been constructed prior to the occupation of any part of the development. Thereafter, these areas must, in perpetuity, be maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper and appropriate development of the site and to ensure that highway safety is not adversely impacted upon.

11. Prior to the commencement of any development, hereby approved, details of a scheme for the storage of bicycles shall have been submitted to, and approved in writing by, the Local Planning Authority. Prior to the occupation of the development, the scheme must have been completed in accordance with the approved details. Thereafter, the scheme shall be maintained, kept free from obstruction and made available for the storage of bicycles in perpetuity.

Reason: To ensure the proper construction of parking facilities and to encourage the use of sustainable modes of transport.

12. Prior to the occupation of the development, hereby approved, the visibility splay areas as shown on Drawing PHL-01 D must have been cleared/excavated to a level not exceeding 0.60 metres above the relative level of the adjacent carriageway. The splay areas must thereafter, in perpetuity, be maintained and kept free from all obstructions.

Reason: To ensure that a vehicle can see or be seen when exiting the access.

13. Prior to the commencement of any development, hereby approved, a Construction Method Statement (CMS) must have been submitted to, and approved in writing by, the Local Planning Authority. The CMS must include details of:

- the locations where the vehicles of site operatives and visitors shall be parked
- the locations where loading and unloading of plant and materials shall take place
- the locations where plant and materials used in constructing the development shall be stored
- delivery, demolition and construction working hours

The approved Construction Method Statement shall be adhered to throughout the construction period of the development.

Reason: To minimise the likely impact of construction traffic on the surrounding highway network.

14. Prior to the commencement of any development, hereby approved, above ground level, details of the finished floor levels of all of the buildings shall have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be relative to an ordnance datum or such other fixed feature as may be agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interest of visual amenity.

**Application Reference:** P/FUL/2024/01781

**Application Site:** Site adjacent Plant World Nurseries, Kendall Lane, Milton on Stour, Gillingham, SP8 5QA

**Proposal:** Erect 4 No. open market dwellings and 3 No. affordable dwellings with associated parking and amenity areas, and the construction of a new vehicular access and road to replace the existing vehicular access.

**Recommendation:** REFUSE

**Decision: Grant**

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

AK\_170\_04 Location Plan

AK\_170\_01 Site and Access Plan

AK\_170\_02 Elevations and Floor Plans Plots 1 to 3

AK\_170\_03 Elevations and Floor Plans Plots 4 to 7

Tree Plan TC1

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Prior to the commencement of development a detailed surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, and providing clarification of how drainage is to be managed during construction and a timetable for implementation of the scheme shall be submitted to and approved in writing by the Local Planning Authority. The surface water scheme shall be implemented in accordance with the approved details including the timetable for implementation.

Reason: To prevent the increased risk of flooding and to protect water quality.



4. Before the development is occupied or utilised the access, geometric highway layout, turning and parking areas shown on Drawing Number AK\_170\_01 must be constructed, unless otherwise agreed in writing by the Planning Authority. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper and appropriate development of the site.

5. No works shall commence on site (other than those required by this condition) on the development hereby permitted until the first 15.00m of the proposed access road, including the junction with the existing public highway, has been completed to at least binder course level.

Reason: To ensure that a suitably surfaced and constructed access to the site is provided that prevents loose material being dragged and/or deposited onto the adjacent carriageway causing a safety hazard.

6. Before the development is occupied or utilised the existing vehicular access onto the B3092 must be permanently closed by extending the adjoining highway boundary and removing any gates (as shown on Drawing Number AK\_170\_01). The existing highway vehicular crossing must be expunged and reinstated to a specification which must be submitted to and approved in writing by the Planning Authority.

Reason: To ensure the proper and appropriate reinstatement of the adjacent highway.

7. Before the development hereby approved is occupied or utilised the visibility splay areas as shown on Drawing Number AK\_170\_01 must be cleared/excavated to a level not exceeding 0.60 metres above the relative level of the adjacent carriageway. The splay areas must thereafter be maintained and kept free from all obstructions.

Reason: To ensure that a vehicle can see or be seen when exiting the access.

8. There must be no gates hung so as to form obstruction to the vehicular access serving the site.

Reason: To ensure the free and easy movement of vehicles through the access and to prevent any likely interruption to the free flow of traffic on the adjacent public highway.

9. The development hereby permitted must not be occupied or utilised until a scheme showing precise details of the proposed cycle parking facilities is submitted to the Planning Authority. Any such scheme requires approval to be obtained in writing from the Planning Authority. The approved scheme must be constructed before the development is occupied and, thereafter, must be maintained, kept free from obstruction and available for the purpose specified.

Reason: To ensure the proper construction of the parking facilities and to encourage the use of sustainable transport modes.

10. Before the development hereby approved commences a Construction Method Statement (CMS) must be submitted to and approved in writing by the Planning Authority. The CMS must include:

- the parking of vehicles of site operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials used in constructing the development
- delivery, demolition and construction working hours

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: To minimise the likely impact of construction traffic on the surrounding highway network.

11. The development hereby approved shall proceed only in accordance with the details set out in the Arboricultural Method Statement dated 25/03/2024 setting out how the existing trees are to be protected and managed before, during and after development.

Reason: To ensure thorough consideration of the impacts of development on the existing trees

12. Prior to first occupation of the development hereby approved, gutter guards shall be installed to all properties and retained and maintained thereafter.

Reason: To prevent the build-up of leaf and seed detritus from surrounding trees.

13. 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 enlargement(s) of the

dwellinghouse hereby approved, permitted by Class A of Schedule 2 Part 1 of the 2015 Order, shall be erected or constructed.

Reason: To allow the Council to assess the impact of any future applications for extensions on the surrounding protected trees.

14. The detailed biodiversity mitigation, compensation and enhancement strategy set out within the approved Biodiversity Plan, certified by the Dorset Council Natural Environment Team on 27/03/2024, must be strictly adhered to during the carrying out of the development.

The development hereby approved must not be first brought into use unless and until:

i) the mitigation, compensation and enhancement measures detailed in the approved Biodiversity Plan have been completed in full, in accordance with any specified timetable.

ii) evidence of compliance, including photographic evidence, in accordance with section J of the approved Biodiversity Plan has been supplied to the Local Planning Authority prior to the substantial completion, or the first bringing into use of the development hereby approved, whichever is the sooner. The development shall subsequently be implemented entirely in accordance with the approved Biodiversity Plan and thereafter the approved mitigation, compensation and enhancement measures must be permanently maintained and retained in accordance with the approved details.

Reason: To mitigate and compensate for impacts on ecological receptors, and to provide biodiversity gains.

15. Prior to development above damp-proof course level, details (including colour photographs) of all external facing materials for the wall(s) and roof(s) shall have been submitted to, and approved in writing by the Local Planning Authority. Thereafter, the development shall proceed in accordance with such materials as have been agreed.

Reason: To ensure a satisfactory visual appearance of the development.

**Application Reference:** P/FUL/2024/01782

**Application Site:** Plant World Nurseries Kendall Lane, Milton On Stour, Gillingham SP8 5QA

**Proposal:** Development of a cafe, workshop and a new vehicular access and road (to replace the existing vehicular access).

**Recommendation:** REFUSE

Decision Grant,

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

AK\_170\_C4 Location Plan

AK\_170\_C1 A Site and Access Plan

AK\_170\_C3 Proposed Elevations and Floor Plans of the Cafe

AK\_170\_C2 Proposed Elevations and Floor Plans of the Workshop/Office

TC1 Tree Plan

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Prior to the commencement of development a detailed surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, and providing clarification of how drainage is to be managed during construction and a timetable for implementation of the scheme shall be submitted to and approved in writing by the Local Planning Authority. The surface water scheme shall be implemented in accordance with the approved details including the timetable for implementation.

Reason: To prevent the increased risk of flooding and to protect water quality.

4. The detailed biodiversity mitigation, compensation and enhancement strategy set out within the approved Biodiversity Plan, certified by the Dorset Council

Natural Environment Team on 27/03/2024, must be strictly adhered to during the carrying out of the development.

The development hereby approved must not be first brought into use unless and until:

i) the mitigation, compensation and enhancement measures detailed in the approved Biodiversity Plan have been completed in full, in accordance with any specified timetable.

ii) evidence of compliance, including photographic evidence, in accordance with section J of the approved Biodiversity Plan has been supplied to the Local Planning Authority prior to the substantial completion, or the first bringing into use of the development hereby approved, whichever is the sooner. The development shall subsequently be implemented entirely in accordance with the approved Biodiversity Plan and thereafter the approved mitigation, compensation and enhancement measures must be permanently maintained and retained in accordance with the approved details.

Reason: To mitigate and compensate for impacts on ecological receptors, and to provide biodiversity gains.

5. The development hereby approved shall proceed only in accordance with the details set out in the Arboricultural Method Statement dated 25/03/2024 setting out how the existing trees are to be protected and managed before, during and after development.

Reason: To ensure thorough consideration of the impacts of development on the existing trees

6. The workshop shall only be used for uses falling within Class E(g) of the Schedule to the Town and Country Planning (Use Classes) Order 1987, as amended, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

Reason: To ensure that its use is compatible with the living conditions of surrounding residential properties.

7. Prior to development above damp proof course level, details (including colour photographs) of all external facing materials for the wall(s) and roof(s) shall have been submitted to, and approved in writing by the Local Planning Authority. Thereafter, the development shall proceed in accordance with such materials as have been agreed.

Reason: To ensure a satisfactory visual appearance of the development.

8. Before the development is occupied or utilised the access, geometric highway layout, turning and parking areas shown on Drawing Number AK\_170\_C1A Rev A must be constructed, unless otherwise agreed in writing by the Planning Authority. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper and appropriate development of the site.

9. No works shall commence on site (other than those required by this condition) on the development hereby permitted until the first 15.00m of the proposed access road, including the junction with the existing public highway, has been completed to at least binder course level.

Reason: To ensure that a suitably surfaced and constructed access to the site is provided that prevents loose material being dragged and/or deposited onto the adjacent carriageway causing a safety hazard.

10. A scheme showing precise details of the means of access to the site must be submitted to the Planning Authority. Any such scheme requires approval to be obtained in writing from the Planning Authority. The approved scheme must be constructed before the development is occupied or utilised.

Reason: To ensure that a suitable vehicular access is provided.

11. Before the development is occupied or utilised the existing access point must be permanently closed by extending the adjoining highway boundary and removing any gates. The existing highway vehicular crossing must be expunged and reinstated to a specification which must be submitted to and approved in writing by the Planning Authority.

Reason: To ensure the proper and appropriate reinstatement of the adjacent highway.

12. Before the development hereby approved is occupied or utilised visibility splays must be provided at the access from a driver position of 2.40 metres and a stopping sight distance (SSD) of 79.00 metres in each direction along the carriageway. Thereafter the visibility splay area must be maintained and kept free from obstruction. All land within the area of any visibility splay must be cleared/excavated to a level not exceeding 0.60 metres above the relative level of the adjacent carriageway.

Reason: To ensure that a vehicle can see or be seen when exiting the access.

13. There must be no gates hung so as to form obstruction to the vehicular access serving the site.

Reason: To ensure the free and easy movement of vehicles through the access and to prevent any likely interruption to the free flow of traffic on the adjacent public highway.

14. Before the development is occupied or utilised the cycle parking facilities shown on Drawing Number AK\_170\_C1A Rev A must have been constructed. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper construction of the parking facilities and to encourage the use of sustainable transport modes.

15. Before the development hereby approved commences a Construction Method Statement (CMS) must be submitted to and approved in writing by the Planning Authority. The CMS must include:

- the parking of vehicles of site operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials used in constructing the development
- delivery, demolition and construction working hours

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: To minimise the likely impact of construction traffic on the surrounding highway network. INFORMATIVE NOTE: Dorset Council Waste Services (residential and commercial)

16. Prior to first occupation of the development hereby approved, details of the hours of deliveries to or from the site shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, deliveries shall only take place between the hours agreed, and at no other time.

Reason: To protect nearby residential accommodation from excessive noise.

**Application Reference:** P/HOU/2024/03857

**Application Site:** White Gates, 9 Church Hill, Shaftesbury, SP7 8QR

**Proposal:** Remove existing roof and erect first floor extension.

**Recommendation:** GRANT subject to conditions

Decision: **GRANT** of planning permission subject to conditions.

**Recommendation:** Approve subject to the following conditions:

- 1.The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2.The development hereby permitted shall be carried out in accordance with the following approved plans:

WAC/1363/L01 Location plan

WAC/1363/L02 B Block Plan

WAC/1363/P03 Proposed Floor & Roof Plans & Elevations

Reason: For the avoidance of doubt and in the interests of proper planning.



**Application Reference:** P/FUL/2024/03916

**Application Site:** County Hall, Colliton Park, Dorchester, DT1 1XJ

**Proposal:** Demolish and rebuild sections of the boundary walls

**Recommendation:** GRANT subject to conditions.

Decision: Grant, subject to the following conditions:

- 1.The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2.The development hereby permitted shall be carried out in accordance with the following approved plans:

24/03/1 Site plan

24/03/2 East and West elevation

24/03/3 Location, block plan & North and South elevations

01 Wall Sections A to D

02 Wall sections E to H

03 Wall sections I to K

04 Wall sections L to O

05 Wall sections P to S

06 Wall sections T and U

07 Wall sections reference drawing

Section E

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3.No works shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant to, and approved by the Planning Authority. This scheme shall cover archaeological fieldwork together with post-excavation work and publication of the results.

Reason: To safeguard and/or record the archaeological interest on and around the site.

- 4.All works relating to demolition, groundworks, reconstruction and landscaping must be carried out in accordance with the 'Initial Works Schedule' as outlined in the Heritage Impact, Design and Access Statement reference AW/22/80

received by the Local Planning Authority on 12/07/2024, and Drwg. Nos. 24/03/1 and 24/03/2, and shall be maintained as such thereafter.

Reason: To ensure the protection of assets of special archaeological and historic interest.