

Philip Isbell – Chief Planning Officer
Sustainable Communities

Mid Suffolk District Council

Endeavour House, 8 Russell Road, Ipswich IP1 2BX

Website: www.midsuffolk.gov.uk



Mr Barry Whymark
14 Cornard Road
Sudbury
CO10 2XA

Please ask for: Nikita Mossman
Your reference: DOC 4-7
Our reference: DC/24/01284
E-mail: planningyellow@baberghmidsuffolk.gov.uk
Date: 2nd April 2024

Dear Sir/Madam

DISCHARGE OF CONDITION(S)
TOWN AND COUNTRY PLANNING ACT 1990

Proposal: Discharge of Conditions Application for DC/23/01103 - Condition 4 (Wildlife Sensitive Design Scheme), 5 (Biodiversity Enhancement Strategy), 6 (Great Crested Newt Method Statement) and 7 (Bat Precautionary Method Statement)

Location: Woodlands Farm, Bildeston Road, Ringshall, Stowmarket Suffolk IP14 2LY

Mid Suffolk District Council hereby gives notice that the details submitted in pursuance to the conditions referred to above have been determined as summarised below in relation to each relevant condition together with any appropriate comments, limitations or advice.

APPROVED CONDITION(S):

4. Prior to occupation of the hereby permitted development, a lighting design scheme for biodiversity shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme, in accordance with a previously agreed timescale, and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Reason - To allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

LPA Decision:

Details as specified Ecology Conditions Report 130324 received on March 14th 2024 have been considered by this Authority's Ecologist and are acceptable. This condition has been satisfied subject to implementation in accordance with the wording of the above condition.

5. Prior to occupation of the hereby permitted development, a Biodiversity Enhancement Layout for Protected and Priority species shall be submitted to and approved in writing by the Local Planning Authority. The content of the Biodiversity Enhancement Layout shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs to achieve stated objectives;
- c) locations, heights, orientations of proposed enhancement measures by appropriate maps and plans (where applicable);
- d) persons responsible for implementing the enhancement measures;
- e) details of initial aftercare and long-term maintenance (where applicable).

The works shall be implemented in accordance with the approved details, in accordance with a previously agreed timescale, and shall be retained in that manner thereafter.

Reason - To enhance Protected and Priority Species/habitats and allow the Local Planning Authority to discharge under the s40 of the NERC Act 2006 (Priority habitats & species).

LPA Decision:

Details as specified Ecology Conditions Report 130324 received on March 14th 2024 have been considered by this Authority's Ecologist and are acceptable. This condition has been satisfied subject to implementation in accordance with the wording of the above condition.

6. Prior to commencement of development, a Non-Licensed Great Crested Newt Method Statement shall be submitted to and approved in writing by the Local Planning Authority. This shall contain precautionary mitigation measures and/or works to reduce potential impacts to Great Crested Newts during the construction phase. The measures and/works shall be carried out strictly in accordance with the approved details, in accordance with a previously agreed timescale, and shall be retained in that manner thereafter.

Reason - To conserve protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species).

LPA Decision:

Details as specified Ecology Conditions Report 130324 received on March 14th 2024 have been considered by this Authority's Ecologist and are acceptable. This condition has been satisfied subject to implementation in accordance with the wording of the above condition.

7. Prior to commencement of development, a Non-Licensed Bat Precautionary Method Statement shall be submitted to and approved in writing by the Local Planning Authority. This shall contain precautionary mitigation measures and/or works to reduce potential impacts to bats during the construction phase. The measures and/works shall be carried out strictly in accordance with the approved details, in accordance with a previously agreed timescale, and shall be retained in that manner thereafter.

Reason - To conserve protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species).

LPA Decision:

Details as specified Ecology Conditions Report 130324 received on March 14th 2024 have been considered by this Authority's Ecologist and are acceptable. This condition has been satisfied subject to implementation in accordance with the wording of the above condition.

You should note that this letter does not waive or exempt you from complying with the specific terms of the conditions on your original planning permission. Please also refer to the wording of all the conditions on your consent regularly during your development to ensure it continues to comply with any ongoing requirements. Should you have any further queries please do not hesitate to contact the case officer named at the top of this letter.

Yours faithfully

Philip Isbell

Chief Planning Officer - Sustainable Communities