

Reference number: MA/12/2207

Officer Comment

In order to clarify the requirement of condition 6, I wish to amend the wording to state "Prior to the occupation of the dwelling hereby approved". The site currently has a lawful residential use and therefore the wording of "Prior to the use of the site" is not accurate.

I would also like to amend the wording of condition 13 to enable a more detailed provision to be implemented. I therefore amend the condition as follows:-

13. The development shall not commence until details have been submitted to and approved in writing by the Local Planning Authority showing the provision of bat and bird boxes on the dwelling. The development shall thereafter be undertaken in accordance with the subsequently approved details.

Reason: In order to provide suitable biodiversity enhancements for nesting or roosting of bats and birds in accordance with the National Planning Policy Framework (2012).

Recommendation

My recommendation remains unchanged subject to the above amended conditions.