

**Reference number:** 16/506782

The applicant has agreed to include solar PV panels on the roof slope of the building. The following additional condition is to be included:

*Prior to the commencement of development details of how decentralised and renewable or low-carbon sources of energy (to include PV panels) will be incorporated into the development hereby approved shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details and all features shall be maintained thereafter;*

*Reason: To ensure an energy efficient form of development.*

Condition 2 to be amended to read as follows:

*The development shall not commence until, written details and samples of the materials to be used in the construction of the external surfaces of any buildings and hard surfaces have been submitted to and approved in writing by the Local Planning Authority.*

*Details shall include swift and / or bat boxes / bricks. The new hardstanding shall be formed of porous tarmac. If porous tarmac is not appropriate in this location wildlife friendly gullies shall be incorporated into the development and details shall be submitted to the council for prior approval.*

*The development shall be constructed using the approved materials;*

*Reason: To ensure a satisfactory appearance to the development.*

**Recommendation remains unchanged.**