

Discharge of Conditions - Cover Letter

Project no: 24079

Project Name: Sweepers Saucelands Lane Shipley West Sussex RH13 8PS

Planning Application ref: DC/25/1417

This cover letter has been prepared to support the Discharge of Conditions Application to address the following Conditions:

3. Pre-Commencement Condition: Any works which will impact the breeding / resting place of bats, shall not in in any circumstances commence unless the local planning authority has been provided with either:

a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or

b) evidence of site registration supplied by an individual registered to use a Bat Mitigation Class Licence; or

c) a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence.

5. Pre-Commencement Condition: No demolition shall commence until a method statement fully describing the stages of demolition has been submitted to and approved in writing by the Local Planning Authority. The approved steps must thereafter be undertaken in full to allow for the photographic recording of the building and a written report describing its construction phases.

6. Pre-Commencement Condition: Prior to relevant work beginning, the following details shall have been submitted to and approved in writing by the Local Planning Authority. The relevant works must not be executed other than in complete accordance with these approved details:
- Specifications of external materials and surface finishes.

7. Pre-Commencement (Slab Level) Condition: A Biodiversity Enhancement Layout for the biodiversity enhancements listed in the Preliminary Ecological Appraisal (Lizard Landscape Design and Ecology, July 2025) 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) detailed designs or product descriptions for biodiversity enhancements; and

b) locations, orientations and heights for biodiversity enhancements on appropriate drawings. The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.