



Application No: APP/17/00008/F

TO:

Mr Jobbins
Luken Beck
30 Carlton Crescent
Southampton
SO15 2EW

Town and Country Planning Act 1990

Town and Country Planning (Development Management Procedure) (England) Order 2015

Town and Country Planning (General Permitted Development) (England) Order 2015

GRANT OF PLANNING PERMISSION

This permission does not carry any approval or consent which may be required under any enactment, by-law, order or regulation (eg in relation to Building regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act, 1990.

Applicant: Barratt David Wilson Homes Ltd,

Case Officer: James Gilfillan

Det Level: Planning Committee

Location of Development:

Land North and South of Magna Road, Poole, BH11 9NB

Description of Development:

Erection of 324 dwellings with associated parking, public open space and related infrastructure accessed from Magna Road and change of use of land north of Magna Road to Suitable Alternative Natural Greenspace (SANG).

In pursuance of their powers under the above mentioned Act, The Borough of Poole Planning Authority HEREBY GRANT PLANNING PERMISSION for the development described above in accordance with the details given in the application numbered above.

Signed

Planning and Regeneration Manager

Date of Decision: 28/06/2018

Subject to the following condition(s):-

- 1 The development to which this permission relates shall 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 the provisions of Section 91 of the Town and Country Planning Act 1990 and amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

- 2 Prior to the commencement of development a plan and details of the phasing of development shall be provided to the Local Planning Authority.

Reason

To enable phased discharge of conditions and to enable the LPA to monitor housing delivery.

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

Red Line Boundary LP01 rev B received 22/12/16
Proposed Site Layout SL-01 rev E received 18/08/17
Proposed Site Layout Coloured SL-02 rev E received 18/08/17
Proposed Site Layout 1 of 2 SL-03 rev E received 18/08/17
Proposed Site Layout 2 of 2 SL-04 rev E received 18/08/17

Materials Plan MP-01 rev G received 06/10/17
Boundary treatment plan BT-01 rev D received 18/08/17
Affordable Housing Layout Plan AL-01 rev D received 18/08/17
Bin & Cycle Store Plan BC-01 rev D received 18/08/17
Chimney Location Plan CL-01 rev D received 18/08/17

House Types Booklet received 26/05/17

Landscape Masterplan BDWS 20695/10C received 26/07/17
Landscape Proposals BDWS 20695/11 Sheets 1 - 11 received 26/07/17
SANG Link Landscape Proposals DLA-1739-L-03-06- rev A received 22/12/16
SANG Link Landscape Proposals DLA-1739-L-03-07-rev A received 22/12/16
Landscape Maintenance and management plan BDWS 20695 received 22/12/16

Tree Protection Plan Ref:Barrell 16350-BT1 received 22/12/16
Arb Method Statement Barrell 16350-AA-JB received 22/12/16

Drainage Plan 1 of 2 ref:22681 108B received 22/12/16
Drainage Plan 2 of 2 ref:22681 109A received 22/12/16
Flood Risk Assessment received 26/05/17
Utilities Statement received 26/05/17

Reason -

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

- 4 Prior to first occupation of the houses hereby approved, details, dimensions and specification of Bus stops, their street furniture and the turning route and a time table for their delivery shall be submitted to and agreed in writing by the Local Planning Authority. The agreed details shall then be implemented and thereafter maintained and retained for those purposes.

reason

In order to ensure appropriate infrastructure for buses and in the interests of highway safety and in accordance with Policies PCS15 of the Poole Core Strategy 2009 and DM07 of the Site Specific Allocations and Development Management Policies DPD 2012.

- 5 The boundary fences around the site and individual plots as shown on the approved plans shall be erected in accordance with the phasing plans and before occupation of the individual relevant dwelling. The boundary treatment around the site shall thereafter be maintained and retained as shown on the approved plans.

Reason:

In the interests of the appearance of the site and privacy and security of residents and to prevent direct access to Wheelers lane and land to the south and in accordance with Policies PCS23, PCS28 of the Poole Core Strategy 2009 and DM01 and DM09 of the Site Specific Allocations and Development Management Policies DPD 2012.

- 6 The landscape proposals for the site and SANG link, as indicated on the approved plans, shall be implemented in accordance with those plans and during the appropriate planting season and the phasing plan approved at condition No.2 to this decision. The landscape shall be maintained in accordance with the recommendations of the Landscape Maintenance and Management Plan, replaced where necessary and thereafter retained for public access, except in the event of maintenance works where temporary closure is required for public safety. The SANG Link shall be retained for the life of the adjoining SANG to the north, available before first occupation of the dwellings hereby approved and the public shall be entitled to pass across the land by foot and on bicycle.

Reason:

In the interests of the landscape character of the area, amenity and to create an attractive route to the SANG and development and in accordance with PCS05, PCS23 & PCS28 of the Poole Core Strategy 2009 and DM01 & DM09 of the Site Specific Allocations and Development Management Policies DPD 2012.

- 7 The development shall be implemented using the palette of materials as indicated in the D&A statement and approved plans.

Reason

In the interests of the cohesive design and appearance of the site and in accordance with PCS05 & PCS23 of the Poole Core Strategy 2009.

- 8 Prior to first occupation of each individual dwelling, the parking identified on the approved plan for that relevant dwelling shall be available for use by the occupiers of that dwelling. Notwithstanding the General Permitted Development Order 2015, or any re-enactment of, the parking, including any garages shall be kept available for parking associated with the relevant dwelling.

Reason:

In the interests of meeting the parking needs of the development, efficient use of spaces and highway safety and in accordance with PCS15 of the Poole Core Strategy 2009 and DM07 & DM08 of the Site Specific Allocations and Development Management Policies DPD 2012.

- 9 The 'V' visitor parking shown on the approved plans shall be provided in accordance with the phasing plan approved at condition No.2 to this permission and shall thereafter be retained for visitors of the site only and not allocated to a specific dwelling.

Reason:

In the interests of meeting the parking needs of the development and highway safety and in accordance with PCS15 of the Poole Core Strategy 2012 and DM07 & DM08 of the Site Specific Allocations and Development Management Policies DPD 2012.

- 10 Prior to the commencement of construction of the dwellings hereby approved, details, specification and layout of play equipment for the 'play space' shown on the approved plans shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall then be implemented in accordance with the phasing plan agreed at condition No.2 to this permission, or a separate timetable to be included in pre-construction submission.

reason:

In order to provide an appropriate range of facilities to meet the amenity and play needs of residents and in accordance with DM09 of the Site Specific Allocations and Development Management Policies DPD 2012.

- 11 Prior to the commencement of their construction, details, specification and layout of the construction, surface treatment and lighting of pedestrian and cycleways as shown on the approved plans shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be implemented in accordance with the Phasing Plan, approved at condition No.2 to this permission and completed before occupation of 75% of the dwellings on the site.

reason:

In the interests of providing appropriate safe routes for pedestrians and cyclists, minimise the impact on night time ecology and in accordance with Policy PCS15 & PCS28 of the Poole Core Strategy 2009 and DM07 & DM09 of the Site Specific Allocations and Development Management Policies DPD 2012 and the Parking and Highway Layout in Development SPD.

- 12 Prior to its construction details and specifications of the construction and surface treatment of the pedestrian/cycleway link to Wheelers Lane and the common boundary with Bearwood School, as shown on the approved plans, shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall then be implemented in accordance with the Phasing Plan approved at condition No.2 to this permission and completed before 75% of the dwellings are occupied and in respect of the link to Wheelers Lane shall be kept free of obstruction or barrier at all times.

Reason:

In the interests of sustainability and to reduce reliance on the private car for short local journeys and highway and pedestrian safety around Bearwood School and in accordance with PCS15 of the Poole Core Strategy and DM07 of the Site Specific Allocations and development Management Policies DPD 2012 and Parking and Highway Layout in Development SPD.

- 13 Prior to the commencement of development (excluding the construction of the spine road, associated works, the sales arenas, SANG and SANG link) the revised junction layout with Magna Road, as shown on the approved plans, shall be completed.

Reason:

In the interests of highway safety and capacity during construction and to meet the access arrangements of the development and in accordance with Policy PCS15 of the Poole Core Strategy 2009 and DM07 of the Site Specific Allocations and Development Management Policies DPD 2012.

- 14 Parking for the approved flats, identified on the approved plans as 'U' unallocated, shall be provided before first occupation of that block of flats, retained for residents and their visitors of that particular block of flats and at no time allocated to individual flat owners, other than meeting any disabled parking needs

Reason:

In the interests of meeting the parking needs of the development, efficient use of spaces and highway safety and in accordance with PCS15 of the Poole Core Strategy 2009 and DM07 & DM08 of the Site Specific Allocations and Development Management Policies DPD 2012 and the Parking and Highway Layout in Development SPD

- 15 Prior to occupation of the relevant block of flats, the bin and bike stores as shown on the approved plans shall be made available and retained for those purposes for those residents.

Reason:

In the interests of the appearance of the site, residential amenity and highway safety and in accordance with Policies PCS15 & PCS23 of the Poole Core Strategy 2009, DM01, DM07 & DM08 of the Site Specific Allocations and Development Management Policies DPD 2012 and the Parking and Highway Layout in Development SPD.

- 16 The Tree protection shown on the approved arboricultural method statement and plans shall be erected prior to the commencement of excavations/site levelling and there after retained until occupation of the first house in the relevant phase, as indicated by the phasing plan agreed at condition No.2 to this permission, to which the trees are located.

Reason

In the interests of protecting important established landscape and in the interests of Nightjar flight paths and ecological continuity and in accordance with PCS23 & PCS28 of the Poole Core Strategy 2009 and DM01 & DM09 of the Site Specific Allocations and Development Management Policies DPD 2012.

- 17 Concurrent with implementation of the scheme hereby approved, the onsite surface water drainage shall be implemented as indicated on/in the approved plans and drainage report. Prior to occupation of the first house in each phase, as indicated by the phasing plan agreed by condition No.2 to this permission, the drainage for that phase shall be complete. The scheme shall thereafter be retained and maintained in order to prevent surface water flooding and to the satisfaction of the Local Highway Authority and Lead Local Flood Risk Authority.

Reason:

In the interests of dealing with surface water sustainably and to prevent localised surface water flooding, in accordance with PCS34 of the Poole Core Strategy 2009 and the NPPF 2012.

- 18 Prior to the commencement of construction of the dwellings hereby approved the developer shall submit for the written approval of the Local Planning Authority:

(a) A detailed scheme specifying remedial works and measures necessary to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and controlled waters and to avoid risk from contaminants and/or gases when the site is developed. The scheme must ensure that the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

(b) The approved remediation scheme must be fully implemented in accordance with its terms prior to the development, hereby approved, first being brought into use/occupied. Following completion of the measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to, and approved in writing by, the Local Planning Authority.

(c) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a scheme to assess the nature and extent of any contamination on the site in relation to the proposed use of the site hereby approved and documenting the actual ground conditions found on site and an appropriate quantitative assessment of risk to identified receptors. The site investigation and risk assessment must be undertaken by a competent person(s). Where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of (a) above, that shall be submitted to, and approved in writing by, the Local Planning Authority and shall thereafter be implemented in accordance with the approved scheme. Following completion of the measures identified in the approved remediation scheme, a verification report must be prepared in accordance with the requirements of (b) above and submitted to, and approved in writing by, the Local Planning Authority.

Reason:

In order to minimise the risk of contamination polluting the environment and in accordance with Policies DM1 (v) of the Site Specific Allocations & Development Management Policies DPD (April 2012) and guidance given in Section 11 - Conserving and enhancing the natural environment in the National Planning Policy Framework (March 2012).

- 19 Prior to the commencement of works on land south of Magna Road a Construction Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority. It shall include, but not restricted to, managing the impact of construction on air, noise and water quality, protecting the surrounding environments, conditions on the public highway and mitigation or emergency measures to limit the effect of the proposals being breached. The agreed details shall then be implemented in accordance with the agreed plan, for the duration of construction.

Reason:

Due to the size of the site in the interests of the surrounding residents, environment and road safety, significance of protected habitats and species near the site and the length of construction and in accordance with DM01, DM07 and DM09 of the Site Specific Allocations and Development Management Policies DPD 2012.

- 20 Prior to the commencement of construction of any of the dwellings fronting the main spine road extending 'north-south' across the site, details and specification of the sound insulation qualities of the glazing of the windows of facing that access road shall be submitted to and approved in writing. The details shall consider the findings of the Noise Impact Assessment submitted in support of the scheme regarding the standards of noise insulation required.

Reason

In the interests of residential amenity and in accordance with pCS05 of the Poole Core Strategy 2009 and DM01 of the Site Specific Allocations and Development Management Policies DPD 2012.

- 21 Prior to first occupation of the dwellings hereby approved, details of security gates and management mechanism to allow access solely to users of the sports pitch, located on land to the south of the application site and reliant on the vehicle route across the site, shall be submitted to and approved in writing by the Local Planning Authority. The management details shall cover the implications of any further development to the South and the future access arrangements or controls necessary. The approved details shall then be implemented and thereafter retained in accordance with the approved management mechanisms.

Reason:

In order to ensure the safety of users of the adjoining facility and to prevent direct access to the land to the south and Canford Heath beyond from the application site and in accordance with PCS28 of the Poole Core Strategy 2009, DM07 & DM09 of the Site Specific Allocations and Development Management Policies DPD 2012.

- 22 Prior to the commencement of construction of the dwellings hereby permitted, details of the use of on-site renewable energy sources to meet a minimum of 20% of predicted energy use of the residential development, shall be submitted to and approved in writing by the Local Planning Authority and subsequently implemented prior to occupation of the relevant dwelling, retained and maintained.

Reason:

In the interests of delivering a sustainable scheme and reducing reliance on centralised energy supply and in accordance with Policies PCS31, PCS32 and PCS35 of the Poole Core Strategy adopted 2009 and guidance contained within Section 10 - Meeting the challenge of climate change, flooding and coastal change of the National Planning Policy Framework (March 2012).

- 23 For the avoidance of doubt and notwithstanding the submitted details, the dwellings hereby approved shall not be commenced until the Local Planning Authority have approved:
- (a) The layout and width of the carriageways, roads, footways, footpaths (and turning spaces);
 - (b) The construction and form of any junction between any roads, including the provision of visibility splays thereat; such splays shall form part of the highway and shall not be included in private curtilages;
 - (c) The specification of the type of construction proposed for the roads and/or footpaths including all relevant horizontal cross sections and longitudinal sections showing the existing and proposed levels, each with details of street lighting, highway drainage and disposal of surface water;
 - (d) A programme for the making up of the roads and footpaths; and
 - (e) Any 'off site' drainage outfall.

The agreed details shall then be implemented.

Reason -

Application No: APP/17/00008/F

To enable the Local Planning Authority to give further consideration to these matters and to ensure the well planned and proper construction of the roads in accordance with Policies PCS15 & PCS23 of the Poole Core Strategy 2009 and DM07 of the Site Specific Allocations and Development Management Policies DPD 2012 and the Parking and Highway Layout in Development SPD.

- 24 Within a period of two years (or such period as may be defined in any separate Agreement concluded with the Local Highway Authority pursuant to Section 38 of the Highways Act 1980), or within six months of the completion of 75% of the buildings if this is sooner, completion of the roadworks shall occur. This will entail the making good of works previously undertaken and the final surfacing, grassing and landscaping, in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority.

Reason -

In the interests of highway safety and convenience, and a well co-ordinated development in accordance with Policies PCS05 of the Poole Core Strategy 2009 and DM07 & DM08 of the Site Specific Allocations and Development Management Policies DPD 2012 and the Parking and Highway Layout in Development SPD.

- 25 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any order revoking and re-enacting that Order, no vehicular access, other than that shown on the approved plan, shall be formed from the main access road extending north-south across the site from Magna Road as indicated on the approved plans.

Reason -

In the interests of highway safety and in accordance with Policy PCS15 of the Poole Core Strategy 2009, and DM7 and DM8 of the Site Specific Allocations & Development Management Policies 2012.

- 26 Prior to the commencement of works on land south of Magna Road a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. It shall cover HGV delivery route management, facilities for deliveries, the layout and siting of equipment and material storage, operatives parking, site compound, welfare facilities, in respect of each phase of development agreed at condition No.2 to this permission. The agreed plan shall then be implemented and followed for the time period of construction.

Reason:

Due to the size of the development and scale of such construction related elements, to preserve highway safety and minimise the potential for congestion and the impact on residential amenity.

- 27 Prior to first occupation of the dwellings hereby approved a report explaining proposals, plans, schedules and arrangements for monitoring and reporting the numbers of and activities undertaken by visitor to the Heathland Support Areas and the SANG, shall be prepared and submitted in writing to the Local Planning Authority. The agreed details shall then be implemented in accordance with the details for the agreed timeframe.

Reason:

In the interests of preserving the integrity of Heathland habitats and species and in accordance with PCS28 of the Poole Core Strategy 2009, and DM09 of the Poole Site Specific Allocations and Development Management policies 2012.

- 28 Prior to the commencement of any works on that part of the application site on the south side of Magna Road, a plan and details of proposals to maintain access to the Multi-use sports pitches, that currently rely on the existing access across this site, shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall then be implemented for the duration of construction or presence of the pitches whichever is the shorter.

Reason:

In order to ensure safe and appropriate access is maintained to the 3rd party sports facility in accordance with DM07 of the Poole Site Specific Allocations and Development Management policies adopted 2012.

Informative Note(s):-

1. In accordance with the provisions of paragraphs 186 and 187 of the NPPF the Borough of Poole (BoP) takes a positive and proactive approach to development proposals focused on solutions. BoP work with applicants/agents in a positive and proactive manner by;
- offering a pre-application advice service, and
 - advising applicants of any issues that may arise during the consideration of their application and, where possible, suggesting solutions.

Also:

- in this case the applicant was advised of issues after the initial site visit
 - in this case the applicant was provided with pre-application advice and this was reflected in the proposals
 - in this case the applicant was afforded an opportunity to submit amendments to the scheme which addressed issues that had been identified
2. The land and premises referred to in this planning permission are the subject of an Agreement under Section 106 of the Town and Country Planning Act 1990.

3. Part 11 of the Planning Act 2008 and the Community Infrastructure Levy Regulations

The proposed development referred to in this Planning Permission is a chargeable development liable to pay Community Infrastructure Levy (CIL) under Part 11 of the Planning Act 2008 and the CIL Regulations (amended).

In accordance with CIL Regulation 65, Borough of Poole will issue a Liability Notice in respect of the chargeable development referred to in this planning permission as soon as practicable after the day on which this Planning Permission first permits development. The Liability Notice will confirm the chargeable amount for the chargeable development referred to in this Planning Permission and will be calculated by Borough of Poole in accordance with CIL Regulation 40 (amended) and in respect of the relevant CIL rates set out in the adopted Borough of Poole Charging Schedule. Please note that the chargeable amount payable in respect of the chargeable development referred to in this planning permission is a local land charge.

Please be aware that failure to submit a Commencement Notice and pay CIL in accordance with the CIL Regulations and Council's payment procedure upon commencement of the chargeable development referred to in this Planning Permission will result in the Council imposing surcharges and taking enforcement action. Further details on the Council's CIL process including assuming liability, withdrawing and transferring liability to pay CIL, claiming relief, the payment procedure, consequences of not paying CIL in accordance with the payment procedure and appeals can be found on the Borough of Poole website:

<http://www.poole.gov.uk/planning-and-buildings/planning/ldf/community-infrastructure-levycommunity-infrastructure-levy/>

4. A new Local Plan is being prepared to replace the Poole Core Strategy; Poole Site Specific Allocations & Development Management Policies DPD; Delivering Poole's Infrastructure DPD and saved policies of the 2004 Poole Local Plan First Alteration. The draft plan has been through examination in public and the Planning Inspectorate has indicated in writing that the Plan, subject to modifications, is capable of being found sound. In accordance with NPPF para 216, policies in the Draft plan can be afforded some weight in decision making, however the Plan has not changed in respect of the application of weight to policies relevant to this proposal.

Please see Additional Information/Notes below

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990
- If this is a decision on a planning application relating to the same or substantially the same land and development and is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice
- If an enforcement notice is served relating the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If you want to appeal against your local planning authority's decision [excluding householder applications and advertisement applications] then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can now allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for that Park, or in any other case the district council (or county council which is exercising the functions of a district council in relation to an area for which there is no district council), London borough council or Common Council of the City of London in whose area the land is situated). This notice will require the Council to purchase

Application No: APP/17/00008/F

the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.

Additional Information/Notes

- These notes DO NOT apply to Decisions for Work on Protected Trees.
- Your planning application has been determined and the Decision Notice is above these notes.
- These notes are intended as helpful advice before you proceed further. PLEASE READ THEM CAREFULLY.
- Keep the decision safely - it may be needed when you sell your property.
- Make sure everyone has a copy who needs it. Most importantly make sure your builder or contractor has a copy to work from on the site.

PLANNING PERMISSION GRANTED?**Conditions:**

- If permission has been granted you will see that it may be subject to Conditions. They are an integral part of the Decision and are important because they describe how the Council requires you to carry out the approved work or operate the premises. It is YOUR responsibility to comply fully with them.
- Please pay particular attention to those Conditions which have to be met before work commences, such as obtaining approval for the siting and levels of buildings and the protection of trees on the site.
- If you do not comply with all the conditions in full this may invalidate the permission.

Informative Notes:

- Informative Notes do not form part of the Decision itself but are included as helpful advice and guidance.

OTHER LEGISLATION:

- This Notice is a decision under the Planning Acts only. It should not be taken to imply that the scheme meets the requirements of any other Agency which may be involved. Please make sure that you have obtained all the approvals you need before starting work. If you are in any doubt you should obtain professional advice.

Changes to Plans:

- Should you wish to change your plans for any reason, including the need to meet requirements of other legislation, it is important that you notify the Local Planning authority before carrying on with work. Many amendments can be quickly agreed but more substantial ones may require a fresh application and could even prove to be unacceptable.