

18th April 2026

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Ref: PP-14944440

Discharge of Condition application for Conditions 4, 10 and 11 pursuant to Reserved Matters Application PL/2025/07352

Dear Alex

Following the approval of the Reserved Matters application (ref. PL/2025/07352), I am pleased to submit the following details for Discharge of Condition.

Condition 4

Condition 4 states *"Prior to construction above slab level, details of additional gates must be submitted to and approved in writing by the Local Planning Authority for the following locations:*

- *the entrance to alleyways between plots 17/18, 31/32, 33/34, 35/36 (must be at the building line, not halfway down)*
- *46/47, 48/49 (at the front building line to remove the access to the hidden area)*
- *63/64, 65/66, 67/68, 70/71 (at the building line not halfway down)*
- *side of 73 (at the building line)*
- *91/92 (in line with top of fencing)*
- *side of 95 in line with the fence*
- *99/100 and 120/121*

There shall be no development other than in accordance with the approved details, which shall be implemented prior to the occupation of the dwellings to which they relate and retained thereafter."

The following plans are submitted pursuant to Condition 4:

- P22-2709-DE-01-J-01 - SITE LAYOUT (BISS VALE EAST)
- P22-2709-DE-01-D-04 - EXTERNAL WORKS LAYOUT

Condition 10 & 11

Condition 10 states *"Notwithstanding the approved details, prior to construction above slab level a scheme detailing the quantum and design of bat boxes, bird boxes, swift bricks and insect boxes shall have been submitted to and approved in writing by the local planning authority. There shall be no development other than in accordance with the approved details, which shall be retained thereafter."*

Condition 11 states *"Prior to the first occupation of the dwellings hereby approved a scheme detailing hedgehog features shall have been submitted to and approved in writing by the local planning authority. There shall be no development other than in accordance with the approved details."*

The following plans are submitted pursuant to Condition 10 & 11:

- P22-2219_EN_30 Ecological Enhancement Plan

We look forward to receiving receipt of our submission. Should you require any further information or clarity, please do not hesitate to contact me.

Yours sincerely,
C. Counsell

Charlotte Counsell
Technical Co-ordinator