

**Application for the discharge of pre-construction conditions in relation to
planning application reference 70641**

Erection of an agricultural building

Land between 7 and 37 Arthur Lane, Ainsworth BL2 5PW

Planning Statement



February 2026

Prepared by Hartley Planning and Development Associates Ltd

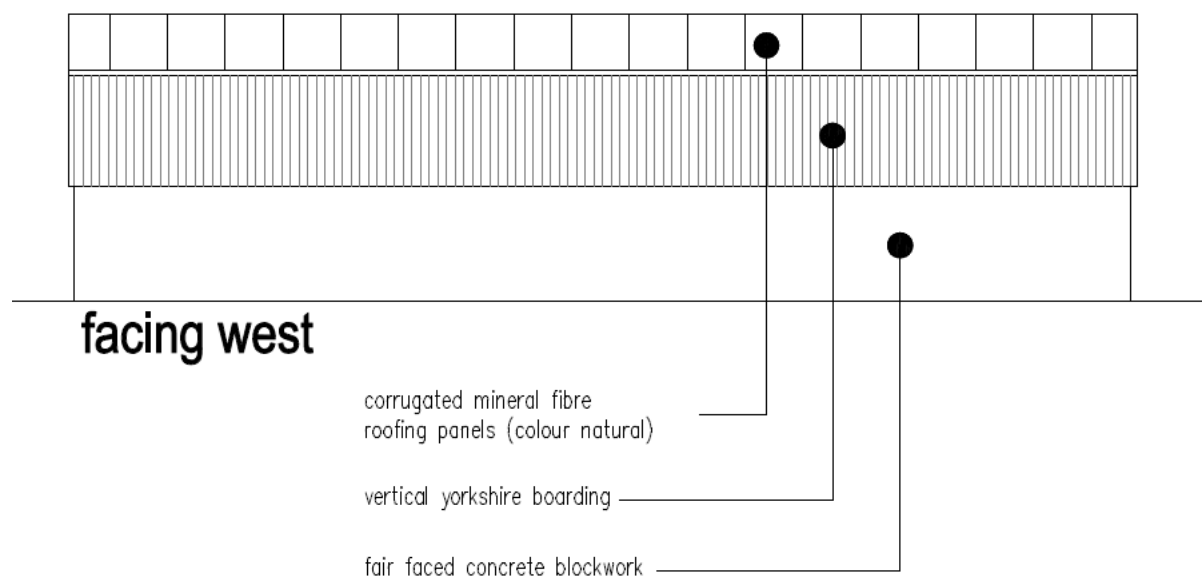
Planning permission was granted for the above development on 13 June 2025 under application No. 70641 subject to various conditions

Application is now made for the discharge of the following conditions: -

3 Details/Samples of the (materials/bricks) to be used in the external elevations, together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials/bricks shall be used for the construction of the development.

Appellant comments

External materials to be as specified on approved drawing AL-3—11-23-B: -



Concrete blockwork plinth to be 2 metres in height and to be painted olive grey. (RAL 7002). Widely available to purchase.

Vertical boarding to be natural wood and clear stained. Pine or similar.

Widely available

Roof to be natural coloured, corrugated mineral fibre roofing panels. Big six sheets. Widely available

4 The Biodiversity Gain Plan shall be prepared and must include:

- 1. information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;*
- 2. the pre-development biodiversity value of the onsite habitat;*
- 3. the post-development biodiversity value of the onsite habitat;*
- 4. any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;*
- 5. any biodiversity credits purchased for the development; and*
- 6. any such other matters as the Secretary of State may by regulations specify.*

Appellant comments

Please see the following submitted documents: -

1. The Biodiversity Gain plan
2. The pre and post development UK Habitat plans
3. The Habitat Management and Monitoring Plan

5 The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:

- 1. a non-technical summary;*
 - 2. the roles and responsibilities of the people or organisation(s) delivering the HMMP;*
 - 3. the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;*
 - 4. the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and*
 - 5. the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority.*
- has been submitted to, and approved in writing by, the local planning authority*

Appellant comments

Please see the submitted Habitat Management and Monitoring Plan

8 Notwithstanding the details indicated on the approved plans, no development shall commence unless and until full details of the following have been submitted on a topographical based survey of the site and adjacent adopted highways and unadopted shared access to the Local Planning Authority:

- 1. Formation of the proposed new access onto Arthur Lane to a scope and*

specification to be agreed, incorporating the visibility splays at the junction shown in accordance with the standards in Manual for Streets and removal of a sufficient section of the existing hedge to achieve the visibility splays required;

2. Proposed new access and hardstanding in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adjacent adopted highway;

3. Reinstatement of the redundant agricultural access onto the unadopted access to the north of the site to a scope and specification to be agreed with the Local Planning Authority, incorporating appropriate boundary treatment and any associated works within the 'agricultural land' indicated;

The highway works subsequently approved shall be implemented to an agreed programme and to the satisfaction of the Local Planning Authority before the dwelling hereby approved is first occupied.

Appellant comments

Please see the following submitted documents:-

1. Access Construction details
2. Services search record
3. Construction specification
4. Local and development extents
5. General arrangement
6. Visibility splays
7. Construction extents, kerbs and surfacing

NB The proposed access is a joint access to serve both the approved agricultural building and an adjacent, approved dwelling house (Approval reference 70641 granted on 13 June 2025). The above documents , when referring to the proposed access, refer to the proposed dwelling rather than to the proposed agricultural building. However, as the same proposed arrangements apply to both buildings, please take such references to apply to the agricultural building.

9 No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and approved by the Local Planning Authority and shall confirm/provide the following:

- 1. Photographic dilapidation survey of the adopted and unadopted highways leading to and abutting the site in the event that subsequent remedial works are required following construction of the development, replacement of all boundary features and as a result of statutory undertakers connections to the site;*
- 2. Access route for all construction vehicles to the site from the Key Route Network;*
- 3. Access point/arrangements for construction traffic and all temporary works required to facilitate access for construction vehicles;*
- 4. If proposed, details of site hoarding/gate positions, incorporating the provision of adequate levels of visibility at any junction;*
- 5. A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access onto Arthur Lane;*
- 6. Confirmation of hours of operation, delivery & construction vehicle sizes that can be accommodated within the curtilage of the site and number of vehicle*

movements;

7. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site to ensure that they can enter and leave in a forward gear and/or measures to control/manage delivery vehicle manoeuvres;

8. Parking on site or on land within the applicant's control of operatives' and construction vehicles, together with storage on site of construction materials;

9. Measures to ensure that all mud and other loose materials are not spread onto the adjacent highways as a result of the groundworks operations or carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.

The approved plan shall be adhered to throughout the demolition/construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the demolition and construction periods. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of demolition/construction materials.

Appellant comments

Please see the separate Construction Traffic Management Plan.