



f.a.o. Mr Kevin Sutton
Davies Sutton Architects

(Via email: office@davies-sutton.co.uk)

Dyddiad/Date: 20.01.2022

Ein Cyf / Our ref: P/22/0012

Eich Cyf / Your ref:

Gofynnwch am / Please ask for: David Cross

Llinell Uniongyrchol / Direct Line: 07761330349

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Dear Mr Sutton

RE: Discharge of conditions 3 (Soft Landscaping), 5 (Hard Landscaping), 7 (Bird Box Details) and 8 (Lighting Plan) of planning permission P/20/0219 relating to the renovation and conversion of the former YMCA building to offices.

I write in regards to the above mentioned application and the supporting information provided, which includes an a series of plans illustrating the landscaping scheme, details of the bird boxes and their location within the site, as well as a lighting plan that takes into consideration the approved bat roost habitat.

Condition 3: Soft Landscaping

The amended landscaping plan (Dwg No. 2202/MH 02 - received 03.01.2023) clearly sets out the proposed planting arrangements. This would involve a series of native hedgerows along the boundaries of the site and adjacent to the proposed car park. Additionally, planting (Ivy) would be introduced to the embankment to the rear of the building and a grass roof would be provided above the bat roost structure. The planting scheme would appropriately support bat activity in the area. In this regard, our Ecologist has indicated that the landscaping scheme is acceptable.

Condition 5: Hard Landscaping

The amended hard landscaping scheme (received 19.04.2022) sets out the proposed brickwork to be used in the repairs to the existing boundary walls, the paviour details for the surfacing of the car park, the design of the cycle stand and details of the lighting bollards. These details are deemed to be acceptable.

Condition 7: Bird Box Details

The amended bird box details (received 12.04.2022 Rev C) indicates 4 of the bird boxes would be integrated into the chimneys to be rebuilt, which would enable the boxes to be hidden from view. A further 2 bird boxes would be located on the existing trees adjacent to the car park. These details are considered to be acceptable and would have a minimal impact on the listed building.

Condition 8: Lighting Plan

The external street lighting layout plan (91609-HL-XX-EX-GA-E-630-0001 Rev T02) and lighting details plan (SCH-0991609-9A-NL-Luminaire) received 04.04.2022 are acceptable and demonstrate appropriate lux levels within the vicinity of the proposed bat roost. It is noted that our ecologist is satisfied with the lighting strategy.

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Accordingly, the requirements of conditions 3, 5, 7 and 8 of planning permission P/20/0219 can now be discharged, subject to the works being completed in accordance with the approved details. I have enclosed an updated planning permission, which reflect this decision.

Yours sincerely


JUDITH JONES
DIRECTOR OF NEIGHBOURHOOD SERVICES

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