
From: Zenab Haji-Ismael [REDACTED]
Sent: 04 February 2019 17:18
To: Constantinescu, Nora-Andreea
Subject: Re: 2018/4141/P Cond 20

Dear Nora,

Thank you for your email. Please see our email below:

- Attached is the Arboricultural Method Statement;
- We can confirm that both the bird and bat boxes will be located at a height of 4-5 metres;
- Bat roosting will not be lit;
- the client intends to install the bird and bat boxes in line with the recommendations made by MKA Ecology.

It should be noted that consent was granted under planning ref: 2018/0735/P (Minor Material Amendment). Where an application under section 73 is granted, the effect is the issue of a new planning permission, sitting alongside the original permission. Please note condition 18 relating to bird and boxes is a 'prior to occupation' condition. It seeks to ensure details of bird and bat boxes are agreed and installed before the houses are occupied and not prior to demolition/implementation. Our clients consider it unreasonable for the LPA to ask for the bird and bat boxes to be installed prior to demolition given the condition is now a 'pre-occupation' condition.

For these reasons, we request that the details submitted relating to bird and bat boxes are discharged. As per the consent under 2018/0735/P, the bird and bat boxes will be installed prior to occupation of the new dwellings.

Kind regards,

Zenab

