

Conditions

No external lighting shall be installed on the site unless precise scheme details have first been submitted to and approved in writing by the Local Planning Authority. The details of any scheme shall include:

- The type, number, and location of all external lighting fixtures.

Please see attachment one – lights placement to see the location of all lights

All lights are placed no more than 20CM above window or door fittings on the ground floor and are angled to cover the property only at a downward slant.

- The design and appearance of the lighting fixtures.
- The intensity of illumination and the spread of light (including lux levels).

Please see attachment two – details of lighting

Lights fitted are 50W Multi-Position Security Floodlight with PIR Sensor

4000K Neutral Light

5250 Luminaire Lumens

50W LED

IP65

Beam Angle 110° angle

Override Dusk-Dawn

- *Measures to minimize light spillage and glare, particularly to neighbouring properties and wildlife habitats.*

All lights are fitted with motion sensors and will illuminate when the sensor detects motion. These will automatically turn off after a period of 15 seconds.

The following actions should mean that the lights are activated by staff and residents as little as possible between the hours of dawn and dusk.

1. *Staff shift change is kept to 22.00 and 8.00am*
2. *Residents enter in to a contract with the expectations on arrival at the placement stating that they are required to be settled on site by 19.00.*
3. *Practice within the building will be to encourage waste to be removed following evening meal.*
4. *Smoking shelter access is restricted between the hours of 22.00-08.00.*

As a company we have consulted with all our neighbouring properties and have been assured that these lights are not impacting them at present. They each have our details to raise any concerns that they may have at a later date.

Condition 6 reads:

Notwithstanding the details on the approved plans, no part of the development hereby permitted shall be occupied until precise scheme details of a Waste Management Plan, together with scheme details of a secure bin store, have been submitted to and approved in writing by the Local Planning Authority.

The scheme details shall include:

- a) Details of the arrangements for the facilitation of the collection of residual waste, garden waste and recyclable materials;

Please see attachment 3 – Waste management contract and disposal cert.

Page two of the contract confirms the waste disposal license.

We are currently under contract with Ash Waste. We pay a premium for the disposal of the waste so that they sort the waste at their centre. We currently have one 1100L bin collected on Mondays, 09.00-12.00. As the property fills, the option is available to increase the collection to twice weekly.

Currently, the gardens are maintained by an external company that takes all rubbish away with them. This is completed bi-weekly.

There is additional space in this unit to add an additional household recycling bin, should this be a recommendation.

- b) The location design and external appearance of a suitable store; and
- c) Details of waste receptacle provision showing the requisite level and type of bins that would serve the development.

For the above conditions C/D, we note your concern that we have presented the option of a bin storage in which the electrical metre was therefore, we are asking for consultation on the proposal of alternative solutions.

The current Bike storage, which is set behind the side gate to the rear of the property, does fit in the bin.

Please see attachment 4 – Bin to bike store.

The bin fits through the gate and into the store with plenty of room for the lid to lift, and the sliding door allows access. This location would also reduce the flow of residents in front of the building in and out of the bins.

We ask, could we then use the original bin store at the front of the house to store bikes?

If agreed, this would be dark-stained to avoid visual disruption to the local residents as noted.

If this is not the case, we propose the options of a second location, which is a storage room built into the house with a door accessible from the rear garden. This has the ability to store 3 bikes at any one time, should the need arise.

Please see attachment 5/6 - Proposed alternative bike store