

Secunda Way Developments Ltd  
c/o Mr Adrian Bird  
BHB Clive Petch Ltd  
3 Tebbit Mews  
Winchcombe Street  
Cheltenham  
GL52 2NF

Dear Secunda Way Developments Ltd,

**BY EMAIL ONLY**

<b>Our Reference:</b>	22/00745/CONDIT
<b>Description</b>	Discharge of Conditions 14 (Cycle Storage), 17 (Future Management) and 25 (Information Leaflet) relating to previously accepted application 19/01141/FUL
<b>Location:</b>	Land off Secunda Way
<b>Proposal:</b>	Construction of 4 three-storey buildings comprising 36 apartments (33 x two bedroomed and 3 x one bedroomed) with associated car parking, bin/recycling and cycle storage (19/01141/FUL)

I write with reference to your application validated on 24<sup>th</sup> August 2022 for discharge of conditions 14, 17 and 25 of planning permission 19/01141/FUL.

**Condition 14**

Condition 14 states:

*The buildings hereby permitted shall not be occupied until secure and covered cycle storage facilities have been provided to accommodate a minimum of 36 no. bicycles in accordance with a scheme that has first been submitted to and approved in writing by the Local Planning Authority and those facilities shall be maintained for the duration of the development.*

Gloucestershire County Council's Highway Authority, acting in its role as Statutory Consultee, has undertaken a full assessment of this planning application. They provided the following assessment on 30/09/2022:

*Submitted site plan 21860/13N, shows covered two-tier cycle store with lockable cycle racks. Capacity as indicated on plan. No Highway Objection.*

The details provided are therefore satisfactory and the condition can be discharged.

**Condition 17**

Condition 17 states:

*The buildings hereby permitted shall not be occupied until details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall be submitted to and approved in writing by the local planning authority. The streets shall thereafter be maintained in accordance*

*with the approved management and maintenance details until such time as either a dedication agreement has been entered into or a private management and maintenance company has been established.*

A letter from Rooftop Housing Association Ltd was submitted alongside the application as supporting evidence. It is entitled 'Lett to GCC re condition 17 (street maintenance) 14jun22'.

Gloucestershire County Council's Highway Authority, acting in its role as Statutory Consultee, has undertaken a full assessment of this planning application. They provided the following assessment on 30/09/2022:

*Management and maintenance for the proposed streets within the development will be undertaken by Rooftop and its estates maintenance partner Platform Property Care. No Highway Objection.*

The details provided are therefore satisfactory and the condition can be discharged.

## **Condition 25**

Condition 25 states:

*No dwelling shall be occupied until, details of an information leaflet and its method of distribution to each dwelling prior to occupation, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include but not be limited to:*

- i. the location and sensitivities of the Cotswold Beechwoods SAC,*
- ii. how to avoid negatively affecting it,*
- iii. alternative locations for recreational activities and off-road cycling, and*
- iv. signposting of longer circular walks,*
- v. how copies of the leaflet will be circulated with homeowner sales packs, and*
- vi. recommendations for dog owners for times of year dogs should be kept on lead when using sensitive sites.*

*The scheme shall be implemented in accordance with the agreed details, unless agreed otherwise in writing by the Local Planning Authority.*

An information leaflet addressing these points was submitted alongside the application form in the document entitled SUPINFO The Cotswold Beechwoods.

Our Ecology consultee confirmed on 30/09/2022 that requisite details have been submitted and that the condition can be discharged.

## **Conclusion**

I can confirm that the above details are acceptable and discharge the requirement of the conditions 14, 17 and 25 for prior approval of details. The development must be carried out in accordance with the approved details.

Yours sincerely,

**Craig Stock**

Planning Officer