

# Planning Condition Discharge Report

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## 1. Introduction

This report accompanies an application to discharge planning conditions attached to planning permission granted under Appeal Reference APP/K2230/W/25/3371369.

The report provides technical details demonstrating compliance with all relevant planning conditions.

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## 2. Site and Development Overview

The site comprises a rural traveller pitch including mobile home accommodation, touring caravan, dayroom building, hardstanding and boundary treatments. The development has been partially implemented in accordance with approved plans.

Substantial areas of paddock land and ecological buffer zones remain undeveloped ensuring the development maintains openness and rural character.

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## 3. Landscape Integration Strategy

The development has been designed to integrate sensitively into the rural landscape. Retention of open paddock land preserves openness whilst native hedgerow reinforcement planting enhances ecological connectivity and provides visual screening.

Planting proposals utilise locally appropriate native species providing biodiversity enhancement whilst remaining low maintenance and consistent with the rural setting.

The paddock will remain permanent grazing land and will not be subject to future built development or hardstanding.

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## 4. Ecological Mitigation and Enhancement

The development incorporates biodiversity enhancement measures including:

- Native hedgerow reinforcement planting
- Wildflower grassland margin enhancement
- Installation of bird nesting boxes
- Installation of bat roosting boxes

- Provision of hedgehog connectivity gaps
- Creation of deadwood habitat features

A five-year ecological management regime has been prepared to ensure successful establishment and long-term maintenance.

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## **5. Ecological Buffer Zone and Retrospective Development Clarification**

The approved 10 metre ecological buffer zone applies specifically to retained undeveloped paddock land located to the rear and eastern sections of the site.

The buffer zone has been designed to protect and enhance ecological habitat within areas of the site that remain undeveloped and which will continue to function as permanent grazing land forming part of the long-term ecological mitigation strategy.

Elements of development including sections of hardstanding, boundary fencing and siting of the mobile home have been implemented retrospectively within the western portion of the site as recognised within the appeal decision.

These retrospective elements are already established and therefore do not form part of pre-commencement ecological protection requirements. Ecological mitigation measures are instead focused upon retained open land where biodiversity enhancement can be achieved.

All remaining development works and future site management will respect and maintain the ecological buffer zone as shown on the Landscape and Ecological Enhancement Plan.

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## **6. Arboricultural Considerations**

No trees are located within the development footprint or within influencing distance of construction works. The ecological buffer zone provides additional protection to surrounding vegetation ensuring no arboricultural impacts arise.

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## **7. Drainage and Infrastructure**

Drainage provision comprises installation of a Kingspan Klargestar cesspool system together with permeable surfacing and soakaway infrastructure. These measures ensure sustainable drainage and minimise environmental impact.

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## **8. Hard Landscaping and Boundary Treatments**

Boundary treatments comprise post and rail fencing and closed board frontage fencing reflecting rural character. Hardstanding areas utilise permeable surfacing materials to minimise surface water runoff.

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## **9. Lighting Strategy**

Lighting comprises low-level downward facing LED lighting incorporating motion sensors or timers to minimise ecological disturbance and protect nocturnal wildlife.

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## **10. Highway Safety**

Visibility splays are maintained in accordance with approved plans ensuring safe access and egress.

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## **11. Conclusion**

The submitted information demonstrates full compliance with planning conditions and provides appropriate ecological mitigation, landscape integration and long-term management arrangements consistent with the Inspector's decision.