

12. On the evidence before me I have no reason to disagree with the submitted PEA and Bat Survey, subject to the imposition of a suitable condition finalising the location of the receptor boxes.

Conditions

13. Paragraph Q.2.(4) of the GPDO states that Development under Class Q is permitted subject to the condition that development under Class Q(a), and under Class Q(b) or (c), if any, must be completed within a period of 3 years starting with the prior approval date.
14. Paragraph W (13) of the GPDO states that prior approval may be granted unconditionally or subject to conditions reasonably related to the subject matter of the prior approval. A condition specifying the approved drawings is necessary for reasons of certainty. Conditions regarding refuse and parking are necessary in order to ensure that these are provided. A condition relating to land contamination is necessary due to the historic use of the site as an MOD hospital and to ensure that any contamination is remedied.
15. I have altered the wording of the requested materials conditions to allow for details of the material to be submitted prior to their use in the development. I have not included a condition relating to lighting as this does not relate to the subject matter of the prior approval. I have included a condition regarding the location of bat receptor boxes which was suggested by the appellant.

Conclusion

16. For the foregoing reasons, I conclude that the appeal should be allowed

Tamsin Law

INSPECTOR