



EAST CAMBRIDGESHIRE DISTRICT COUNCIL

THE GRANGE, NUTHOLT LANE,
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Network Rail
FAO Mr David Brierley
1 Stratford Place
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This matter is being dealt with by:

Holly Chapman

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My Ref: 23/00048/P18

Your ref

29th March 2023

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

THE TOWN & COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015

DEVELOPMENT AUTHORISED BY A LOCAL OR PRIVATE ACT OF PARLIAMENT OR AN ORDER APPROVED BY BOTH HOUSES OF PARLIAMENT WHICH DESIGNATES SPECIFICALLY THE NATURE OF THE DEVELOPMENT AUTHORISED AND THE LAND UPON WHICH IT MAY BE CARRIED OUT

Prior approval is granted by the Local Planning Authority for the following development:

Proposal: Redevelopment and upgrade works to level crossing
Location: Dullingham Level Crossing Station Road Dullingham Suffolk
Applicant: Network Rail
Reference No: 23/00048/P18
Received On : 26th January 2023

Subject to the additional conditions set out below:

ADDITIONAL CONDITIONS

1 Development shall be carried out in accordance with the drawings and documents listed below

Plan Reference	Version No	Date Received
157001-NRD-DRG-ESG-000011 Plan		A02 26th January 2023
157001-NRD-DRG-ESG-000015 Plan		A02 26th January 2023
Drainage report C3R Surface water drainage strategy	157001	P02 26th January 2023
Transport assessment		26th January 2023
C3R Construction management plan	157001-ALS-PLN-EEN-000012	P01 26th January 2023
Plan 15001-NRD-DRG-ESG-000012		A03 26th January 2023
7951370-6 Site location plan (historic limit)		G 26th January 2023
Arboricultural/Tree Impact Assessment/Plan	2484085	REV 1 26th January 2023

- 1 Reason: To define the scope and extent of this permission.

INFORMATIVES RELATING TO THIS APPLICATION

- 1 The Applicant's attention is drawn to the comments of Natural England regarding the requirement for a bat survey and potential need for bat mitigation licence. This is on the basis of ecological and arboricultural reports submitted with the application, which have identified the potential presence for bats. Without a bat mitigation licence, it would be illegal to undertake works that would include capturing, killing, disturbing or injuring them (on purpose or by not taking enough care); damaging or destroying their breeding or resting places (even accidentally); and/or obstructing access to their resting or sheltering places (on purpose or by not taking enough care).
- 2 The developer's attention is drawn to British Standard BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations for information upon effective site management practices to ensure that trees and hedges are not damaged during the construction process.
- 3 **Nesting Birds**
The active nests of all wild birds are protected under the Wildlife & Countryside Act 1981 (As amended). An active nest is one being built, containing eggs or chicks, or on which fledged chicks are still dependent. All clearance, conversion and demolition work in association with the approved scheme shall be carried out outside of the bird nesting season which runs from March to August inclusive

Note: If it is necessary for work to commence in the nesting season then a pre-commencement inspection of the vegetation and buildings for active bird nests should be carried out and documented. If vegetation cannot be clearly seen to be clear of bird's nests then an experienced ecologist should be called in to carry out the check and document the process. Only if there are no active nests present should work be allowed to commence.

PLEASE ALSO NOTE THAT THIS PERMISSION IS GRANTED SUBJECT TO DUE COMPLIANCE WITH THE BYE-LAWS AND GENERAL STATUTORY PROVISION IN FORCE IN THE DISTRICT AND DOES **NOT** CONSTITUTE APPROVAL UNDER BUILDING REGULATIONS. YOU ARE ADVISED TO CONTACT THE BUILDING REGULATIONS SECTION IF YOU WISH TO DISCUSS THIS FURTHER



Simon Ellis
Planning Manager

Dated: 29th March 2023