



Appeal Decision

Hearing held on 22 May 2024

Site visit made on 22 May 2024

by Bhupinder Thandi BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 05 July 2024

Appeal Ref: APP/D0840/W/23/3335749

Land At Penvose Farm, Roskrow, Penryn, Cornwall TR10 9AN

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant consent, agreement or approval to details required by a condition of a planning permission.
 - The appeal is made by Mr Andy West of Falmouth Student Village Limited against the decision of Cornwall Council.
 - The application Ref PA21/04825, dated 31 March 2021, sought approval of details pursuant to an outline planning permission Ref PA16/11983, granted on 26 September 2018.
 - The application was refused by notice dated 28 June 2023.
 - The development proposed is described as reserved matters for appearance, landscaping, layout and scale following outline approval for proposed development of a student village, new highway access, landscaping and associated infrastructure.
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Decision

1. The appeal is allowed and planning permission is granted for reserved matters for appearance, landscaping, layout and scale following outline approval for proposed development of a student village, new highway access, landscaping and associated infrastructure at land at Penvose Farm, Roskrow, Penryn, Cornwall TR10 9AN in accordance with the terms of the application, Ref PA21/04825 dated 31 March 2021, subject to the conditions set out in the schedule at the end of this decision.

Application for costs

2. An application for costs was made by Falmouth Student Village Limited against the decision of Cornwall Council. This application is the subject of a separate decision.

Background and Preliminary Matters

3. In September 2018 the Council granted outline planning permission¹ for a student village, new highways access, landscaping and associated infrastructure. The appeal is made against the Council's refusal of the subsequent reserved matters application relating to the appearance, layout, scale and landscaping of the proposed development.
4. At the hearing the Council advised that their concerns in respect of hedgerow fragmentation stemmed from internal light egress from the proposed blocks of

¹ PA16/11983

accommodation only and not from external lighting or physical breaks in the hedgerows. I have, therefore, considered the appeal on this basis.

Main Issue

5. The main issue is the effect of the proposed development upon the natural environment with regard to the impact upon bats.

Reasons

6. The appeal site comprises around 21 hectares of arable farmland located between the A39 and a railway line located to the north of Penryn. The site is formed of a number of irregular shaped fields defined by long established and dense Cornish hedgerows. Based on my observations at the site visit it is apparent that many of the hedgerows comprise tall dense vegetation belts.
7. A combination of a warm climate, ancient hedges, woodland and disused mines makes Cornwall a rich area for bats. The fields, forming the appeal site, have very limited ecological value on account of being farmed. That said, the hedgerows form linear features and corridors that are used by a variety of bat species for commuting and foraging.
8. In addition to the bat surveys carried out in 2016, 2017 and 2020, to support the outline planning permission, the appellant has undertaken survey work in September and October 2023 and April and May 2024. Taking into account flight behaviour and that bat calls of some species are not detectable by modern surveying equipment it is apparent that surveys cannot establish with absolute certainty the number of bats using the site. That said, they do provide a 'snapshot in time' of the general situation and it is evident that a significant amount of data has been collected over the last 8 years or so to provide a detailed understanding of bat species and activity across the site.
9. Whilst the latest surveys were not undertaken across the full active season, I am satisfied that they cover a sustained period, and include the mating season and periods when bats are fully active, providing, in my judgement, an accurate representation of the assemblage of bats using the site. Despite the Council suggesting otherwise the most recent evidence is sufficiently complete and robust to understand bat activity including any seasonal variations.
10. Having regard to the evidence before me I am satisfied that a comparison between the latest surveys and the ones undertaken previously can be made and which demonstrate there has not been a significant variation in bat activity on the appeal site since 2016. The site does not contain any roosts and it is not deemed to be a major commuting route for bats. Nor is the activity across the site and the species recorded particularly out of the ordinary for Cornwall.
11. It is common ground that artificial lighting has the potential to disturb bat activity. Some bat species are more sensitive to light, not just in terms of intensity, but in terms of brightness and colour than others, whilst some are more tolerant. Variations in behaviour depending on bat species can occur due to changes in environment. This can include bat species altering their movement effecting their ability to forage and commute whilst other species switch flight paths to exploit dark corridors on the opposite side of hedgerows. Some evidence suggests that some species forage closer to lit areas due to the presence of food such as invertebrates.

12. Whilst the Council's written evidence suggests that insufficient information has been provided to demonstrate that dark corridors at 'complete darkness' can be achieved, it does not appear that this benchmark is a pre-requisite for the scheme before me. For hedgerows to maintain their function for foraging and commuting the Council's Ecologist stipulated that light levels should not exceed 0.5lux.
13. In this regard, the appellant has produced lighting evidence in the form of a Lighting Egress Report. The report tests a number of scenarios for expected lighting conditions at hedgerows based on light egress from the proposed buildings. The worst-case scenario of 100% of windows illuminated indicates that both sides of some hedgerows would experience light levels exceeding 0.5lux, however, this would be localised to small sections of two hedgerows and in reality, it is unlikely that 100% of windows would be lit at once.
14. The evidence indicates that 50% of windows would have to be illuminated, without any form of window treatment, before light egress from buildings would start to exceed 0.5lux. In this scenario at least one side of the hedgerows would accord with the 0.5lux threshold. There is a distinct possibility that 50% of windows would be illuminated throughout the year but considering the comings and goings of occupiers associated with their independence and own daily routines it is likely that lighting window conditions would be constantly changing.
15. Given the variable nature of internal lighting there could well be instances where some sections of hedgerow would experience light levels in excess of the 0.5lux threshold at certain points of the year and which has the potential to affect the ability of bats to forage and commute.
16. That said, and having regard to the 'mitigation hierarchy' set out at paragraph 186 a) of the National Planning Policy Framework (the Framework) and the Planning Practice Guidance (the PPG) it would not be possible to develop the appeal site and avoid completely harm to the natural environment given that the principle of development on the site has been established under the outline planning permission and which was granted in full knowledge of the presence of bats.
17. The appellant is proposing a series of mitigation measures to limit light egress from buildings including avoiding full height glazing on sensitive elevations, the installation of smart glass, window treatments, such as curtains or blinds and additional controls in respect of internal lighting such as dimmer switches and timers.
18. I acknowledge that internal lighting and the use of window treatments would be variable and in part reliant on the actions of future occupiers, however, it is likely that in reality a great number of blinds and curtains would be closed during periods when bats are more active. Based on the evidence before me I am satisfied that cumulatively the mitigation measures proposed by the appellant would minimise internal light egress and that by and large the proposed development would maintain light levels to or below 0.5lux along hedgerows. On this basis, I am satisfied that appropriate dark corridors conducive for bats to commute and forage would be maintained across the site.
19. Furthermore, it is common ground between the main parties that the appeal scheme reflects the design parameters established by the outline planning

- permission. With the exception of two relatively short sections of hedgerows a buffer of 5m would be provided between the buildings and the hedgerows. This represents a betterment over the parameters established at outline stage and would separate the living accommodation from the hedgerows so that the areas would remain relatively dark.
20. The scheme is for student accommodation and would be under corporate management rather than individual ownership. Consequently, I am confident that planning conditions for ongoing post construction monitoring, maintenance and mitigation measures in respect of lighting and landscaping would safeguard bat species using the site throughout the lifetime of the development.
21. In coming to my decision, I have also paid regard to the attempt to further minimise the breaks in the hedgerows with less hedgerow being lost compared to the outline planning permission. I have also considered the basket of mitigation measures including the creation of a pond habitat; the planting of 1,043m of new native and species rich hedgerow and enhancement of the existing woodland resulting in a notable net gain in biodiversity and an environment conducive for bats to forage and roost. The Landscape and Ecological Management Plan provides certainty that the ongoing management and monitoring of the site would support bat populations in the long term.
22. Therefore, having regard to the above I am satisfied that adequate measures to mitigate the impact of the proposed development in respect of bats has been explored and identified.
23. I acknowledge that the Council has adopted a precautionary approach in respect of the impact upon bats. However, the outline planning permission was granted in full knowledge that bats are present on site. Based on the evidence before me I am satisfied that the impact upon bat species and activity on the site has been satisfactorily assessed and established and adequate mitigation to prevent significant harm or serious damage has been proposed.
24. I conclude that the proposed development would not adversely impact existing bat populations and in turn would not significantly undermine the ecological value of the site. The proposal therefore accords with Policies 2, 23 and 25 of the Cornwall Local Plan (2016); Policy G1 of the Climate Emergency Development Plan Document (2023) and sections 3.5 and 6.1 of the Cornwall Design Guide (2021) which, amongst other things, require new development to consider the impact upon biodiversity; avoid adverse impacts on protected species; contribute to an enhanced connected and functional network of habitats; development to be planned around the protection and enhancement of nature; retain hedges where possible and planting enhanced. The proposal would also accord with paragraphs 180 and 186 of the Framework which, amongst other things, require decisions to contribute to and enhance the natural environment.

Other Matters

25. The Council have advanced that shading would have an impact upon existing bat populations. However, no evidence has been provided to support this. I, therefore, give this aspect of the Council's argument negligible weight in coming to my decision.

26. Representations have been received expressing concerns in respect of highway impact and pedestrian links, flood risk, impact on the local economy, loss of farmland and the need for student accommodation. However, I am only able to consider the acceptability of the submitted details, and there is no scope in consideration of this section 78 appeal to reconsider the principle of development or matters dealt with at outline stage.

Conditions

27. In the event of the appeal being allowed, the main parties suggested that 5 conditions would be necessary to make the scheme acceptable. I have considered the suggested conditions in light of the Framework and the PPG.

28. It is necessary to specify the approved plans in the interests of certainty. A condition relating to the phasing of the development is necessary given its large scale.

29. In order to achieve a satisfactory appearance of the development conditions in respect of external materials and landscaping have been imposed. So as to satisfactorily mitigate the impact upon bat species a condition has been imposed in respect of light mitigation and ongoing management. In terms of the operation of the development a condition relating to the parking layout has also been imposed.

Conclusion

30. For the reasons set out above the appeal succeeds.

B Thandi

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

Jacqueline Mulliner of tor&co
John Litton KC of Landmark Chambers
Andrew Baker of Baker Consultants
Dr Kim Jelbert of Plan for Ecology
Andy West of Verto Homes

FOR THE LOCAL PLANNING AUTHORITY:

Peter Blackshaw – Principal Development Officer
Dr Alex Wilson – Ecologist
Oliver Bradbear – Legal Services

INTERESTED PARTIES:

John Bastin
Sophie Bennett
Shelley Mayor
John Tozer
Jack Wilkins

Schedule of conditions

- 1) The development hereby permitted shall be carried out in accordance with drawing numbers:
 - Existing Site Plan Drawing Number 1544_101 C
 - Proposed Site Layout Drawing Number 1544_102 N
 - Proposed Site Layout – Accommodation Drawing Number 1544_103 D
 - Accessible Unit Key Plan Drawing Number 1544_104 C
 - Refuse Collection Plan Drawing Number 1544_105 C
 - Hard Landscape Site Layout Drawing Number 1544_106 D
 - Parking Layout Drawing Number 1544_107 D
 - Hard Landscape Layout – Village Square Drawing Number 1544_151 C
 - Hard Landscape Layout – Typical Student Block and Parking Area Drawing Number 1544_152 D
 - Ecology Mitigation Plan (Site Wide) Drawing Number 1544_160
 - Ecology Mitigation (On Plot) 1 of 3 Drawing Number 1544_161 A
 - Ecology Mitigation (On Plot) 2 of 3 Drawing Number 1544_162 A
 - Ecology Mitigation (On Plot) 3 of 3 Drawing Number 1544_163 A
 - Student Accommodation Block SA-3 Floor Plans 1 of 2 Drawing Number 1544_420 B
 - Student Accommodation Block SA-3 Floor Plans 2 of 2 Drawing Number 1544_421 B
 - Student Accommodation BlockvSA-4B Floor Plans Drawing Number 1544_431 B
 - Student Accommodation Block SA-5 Floor Plans 1 of 2 Drawing Number 1544_440 B
 - Bike Store Plans and Elevations Drawing Number 1544_399 C
 - Sections Proposed Site Sections 1 of 3 Drawing Number 1544_250 B
 - Proposed Site Sections 2 of 3 Drawing Number 1544_251 B
 - Proposed Site Sections 3 of 3 Drawing Number 1544_252 B
 - Site Location Plan Drawing Number 1544_100B
 - Street Elevation AA Drawing Number 1544_200 C
 - Street Elevation BB CC Drawing Number 1544_201 C
 - Street Elevation DD EE Drawing Number 1544_202 B
 - Street Elevation FF GG Drawing Number 1544_203 B
 - Block 1 GF Plan Drawing Number 1544_300 A CZ
 - Block 1 FF Plan Drawing Number 1544_301 A CZ
 - Block 1 Roof Plan Drawing Number 1544_302 A CZ
 - Block 1 South and East Elevations Drawing Number 1544_305 A CZ

Block 1 North and West Elevations Drawing Number 1544_306 A CZ
Block 2 GF Plan Drawing Number 1544_310 A CZ
Block 2 FF Plan Drawing Number 1544_311 A CZ
Block 2 South and East Elevations Drawing Number 1544_315 A CZ
Block 2 North and West Elevations Drawing Number 1544_316 A CZ
Block 3 Plans Drawing Number 1544_320 A CZ
Block 3 South and East Elevations Drawing Number 1544_325 A CZ
Block 3 North and West Elevations Drawing Number 1544_326 A CZ
Block 4 Plans Drawing Number 1544_330 A CZ
Block 4 South and East Elevations Drawing Number 1544_335 A CZ
Block 4 North and West Elevations Drawing Number 1544_336 A CZ
Block Hotel LGF and GF Plans Drawing Number 1544_340 A CZ
Block Hotel FF and Roof Plans Drawing Number 1544_341 A CZ
Block Hotel South and East Elevations Drawing Number 1544_345 A CZ
Block Hotel North and West Elevations Drawing Number 1544_346 A CZ
Block Nursery Start Up Block 1 Plans Drawing Number 1544_350 A CZ
Block Start Up Block 2 & 3 Drawing Number 1544_351 A CZ
Block Nursery Start Up Block 1 Elevations Drawing Number 1544_355 A CZ
Block Start Up Block 2 and 3 Elevations Drawing Number 1544_3556 A CZ
Block Study Hub Plans Drawing Number 1544_360 A CZ
Block Study Hub Elevations Drawing Number 1544_365 A CZ
Block Social Hub Plans Drawing Number 1544_370 A CZ
Block Social Hub South and East Elevations Drawing Number 1544_375 A CZ
Block Social Hub North and West Elevations Drawing Number 1544_376 A CZ
Block Pub Plans Drawing Number 1544_380 A CZ
Block Pub Elevations Drawing Number 1544_385 A CZ
Block Sports Hub Plan Drawing Number 1544_390 B CZ
Block Sports Hub Elevations Drawing Number 1544_395 B CZ
A Bus Shelter Plans and Elevations Drawing Number 1544_398
Block SA-1A Floor Plans Drawing Number 1544_400 A
Block SA-1A Floor Plans Drawing Number 1544_401 A
Block SA-1A Elevations Drawing Number 1544_405 A
Block SA-1B Elevations Drawing Number 1544_406 A
Block SA-2A Floor Plans Drawing Number 1544_410 A

Block SA-2B Floor Plans Drawing Number 1544_411 A
Block SA-2 Type 1 Elevations Drawing Number 1544_415 A
Block SA-2 Type 2 Elevations Drawing Number 1544_416 A
Block SA-3 Elevations Drawing Number 1544_425 A
Block SA-4A Floor Plans Drawing Number 1544_430 A
Block SA-4 Type 1 Elevations Drawing Number 1544_435 A
Block SA-4 Type 2 Elevations Drawing Number 1544_436 A
Block SA-5 Floor Plans 2 of 2 Drawing Number 544_441 A
Block SA-5 Elevations Drawing Number 1544_445 A
Block SA-6A Floor Plans Drawing Number 1544_450 A
Block SA-6A Elevations Drawing Number 1544_455 A
Block SA-6B Floor Plans Drawing Number 1544_460 A 16
Block SA-6B Elevations Drawing Number 1544_465 A 16
Block SA-7 Floor Plans Drawing Number 1544_470 A 16
Block SA-7 Elevations Drawing Number 1544_475 A
Block SA-8A Floor Plans Drawing Number 1544_480 A
Block SA-8B Floor Plans Drawing Number 1544_481 A
Block SA-8A Elevations Drawing Number 1544_485 A
Block SA-8B Elevations Drawing Number 1544_486 A
Condition12 – SW Drainage Drawing Number 210331_TN001_B_
Cut and Fill Analysis Drawing Number 47223-2001-SK03_B_
General Arrangement Drawing Number 47223-2006-101_E_S278
S278 Roundabout Sections Drawing Number 47223-2006-111_C
S278 Vehicle Tracking Sheet 1 of 3 Drawing Number 47223-2006-121_C
S278 Vehicle Tracking Sheet 2 of 3 Drawing Number 47223-2006-122_D
S278 Vehicle Tracking Sheet 3 of 3 Drawing Number 47223-2006-123_D
S278 Drainage Layout Drawing Number 47223-2006-501_E
Pavement and Kerbing Construction Plan Drawing Number 47223-2006-701_E_
Street Lighting Layout Drawing Number 47223-2006-1301_D_S278
Onsite General Arrangement Sheet 1 of 5 Drawing Number 47223-2010-101_D_
Onsite General Arrangement Sheet 2 of 5 Drawing Number 47223-2010-102_D_
Onsite General Arrangement Sheet 3 of 5 Drawing Number 47223-2010-103_D_
Onsite General Arrangement Sheet 4 of 5 Drawing Number 47223-2010-104_D_

Onsite General Arrangement Sheet 5 of 5 Drawing Number 47223-2010-105_D_
Onsite Road Longsections Sheet 1 of 7 Drawing Number 47223-2010-111_D_
Onsite Road Longsections Sheet 2 of 7 Drawing Number 47223-2010-112_D_
Onsite Road Longsections Sheet 3 of 7 Drawing Number 47223-2010-113_D_
Onsite Road Longsections Sheet 4 of 7 Drawing Number 47223-2010-114_D_
Onsite Road Longsections Sheet 5 of 7 Drawing Number 47223-2010-115_D_
Onsite Road Longsections Sheet 6 of 7 Drawing Number 47223-2010-116_D_
Onsite Road Longsections Sheet 7 of 7 Drawing Number 47223-2010-117_D_
Onsite Path Longsection Sheet 1 of 6 Drawing Number 47223-2010-121_D_
Onsite Path Longsection Sheet 2 of 6 Drawing Number 47223-2010-122_D_
Onsite Path Longsection Sheet 3 of 6 Drawing Number 47223-2010-123_D_
Onsite Path Longsection Sheet 4 of 6 Drawing Number 47223-2010-124_D_
Onsite Path Longsection Sheet 5 of 6 Drawing Number 47223-2010-125_D_
Onsite Path Longsection Sheet 6 of 6 Drawing Number 47223-2010-126_D_
Onsite Vehicle Tracking Sheet 1 of 5 Drawing Number 47223-2010-131_D_
Onsite Vehicle Tracking Sheet 2 of 5 Drawing Number 47223-2010-132_D_
Onsite Vehicle Tracking Sheet 3 of 5 Drawing Number 47223-2010-133_C_
Onsite Vehicle Tracking Sheet 4 of 5 Drawing Number 47223-2010-134_C_
Onsite Vehicle Tracking Sheet 5 of 5 Drawing Number 47223-2010-135_C_
Onsite Drainage Layout Sheet 1 of 5 Drawing Number 47223-2010-501_E_
Onsite Drainage Layout Sheet 2 of 5 Drawing Number 47223-2010-502_E_

Onsite Drainage Layout Sheet 3 of 5 Drawing Number 47223-2010-503_E_

Onsite Drainage Layout Sheet 4 of 5 Drawing Number 47223-2010-504_E_

Onsite Drainage Layout Sheet 5 of 5 Drawing Number 47223-2010-505_E_

Surface Water Longsections Sheet 1 of 2 Drawing Number 47223-2010-511_E_

Surface Water Longsections Sheet 2 of 2 Drawing Number 47223-2010-512_E_

Foul Water Drainage Longsections Sheet 1 of 2 Drawing Number 47223-2010-521_D_

Standard Drainage Details Sheet 1 of 2 Drawing Number 47223-2010-531_C_

Standard Drainage Details Sheet 2 of 2 Drawing Number 47223-2010-532_C_

Exceedance Flow Paths 1000YR Drawing Number 47223-2010-541_D_

Exceedance Flows Paths Blockage Scenario Drawing Number 47223-2010-551_D_

Drainage Maintenance Plan Drawing Number 47223-2010-561_C_

Drainage Manhole Schedule Drawing Number 47223-2010-571_

Onsite Pavement and Kerbing Construction Sheet 1 of 5 Drawing Number 47223-2010-701_C_

Onsite Pavement and Kerbing Construction Sheet 2 of 5 Drawing Number 47223-2010-702_C_

Onsite Pavement and Kerbing Construction Sheet 3 of 5 Drawing Number 47223-2010-703_C_

Onsite Pavement and Kerbing Construction Sheet 4 of 5 Drawing Number 47223-2010-704_C_

Onsite Pavement and Kerbing Construction Sheet 5 of 5 Drawing Number 47223-2010-705_C_

Standard Pavement and Kerbing Details Sheet 1 of 2 Drawing Number 47223-2010-711_C_

Standard Pavement and Kerbing Details Sheet 2 of 2 Drawing Number 47223-2010-712_C_

Street Lighting Layout Drawing Number 47223-2010-1301_C_

Onsite Strategic Retaining Walls Sheet 1 of 2 Drawing Number 47223-2010-1401_E_

Onsite Strategic Retaining Walls Sheet 2 of 2 Drawing Number 47223-2010-1402_E_

Cornish Hedge Section Drawing Number 44223_3006_01

Tree Pit Details Hard Landscape Drawing Number 44223_3006_03

Soft Landscape Proposals Drawing Number 47223-3005-3001_P03
Soft Landscape Proposals Drawing Number 47223-3005-3002_P03
Soft Landscape Proposals Drawing Number 47223-3005-3003_P03
Soft Landscape Proposals Drawing Number 47223-3005-3004_P03
Soft Landscape Proposals Drawing Number 47223-3005-3005_P03
Soft Landscape Proposals Drawing Number 47223-3005-3006_P03
Soft Landscape Proposals Drawing Number 47223-3005-3007_P03
Soft Landscape Proposals Drawing Number 47223-3005-3008_P03
Soft Landscape Proposals Drawing Number 47223-3005-3009_P03
Plant Schedule Drawing Number 47223-3005-3010_P03
Landscape master plan Drawing Number 47223-3005-3011
Tree Pit Details – Soft Landscape Drawing Number 47223-3006-02
Pond Design Detail Drawing Number 47223-3006-04
Pre-Development BNG Drawing Number 47223-3009-SK02_P02
Post-Development BNG Drawing Number 47223-3009-SK03_P02

- 2) No development above ground level shall take place until details of the materials to be used in the construction of the external surfaces of the proposed development hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
- 3) Prior to the commencement of any phase or sub-phase shall commence a scheme of landscaping shall be submitted to and approved in writing by the local planning authority. The landscaping scheme shall provide planting plans with written specifications including:
 - Details of all existing trees and hedgerows on the land, showing any to be retained and measures for their protection to be used in the course of development;
 - Full schedule of plants;
 - Details of the mix, size, distribution and density of all trees/shrubs/hedges;
 - Cultivation proposals for the maintenance and management of the soft landscaping

The protection measures proposed shall be completed in accordance with the approved scheme before the development hereby permitted commences and shall thereafter be retained until it is completed. Notice shall be given to the Local Planning Authority when the approved scheme has been completed.

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner. Notice shall be given to the local planning authority when the approved scheme has been completed.

Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species as those originally planted.

- 4) Prior to the commencement of any phase or sub-phase a scheme to mitigate and manage the impact of light spill on retained hedges shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include as a minimum the following, in accordance with the Supplement to Obtrusive Light Consideration – For Appeal (Stantec):
- Internal design of accommodation to ensure light spill from both horizontal and vertical planes is kept to a minimum;
 - List of relevant conditions and restrictions to be included in the lease agreements to be entered into by the occupiers of the student accommodation units;
 - Information to be made available to residents/occupiers on measures to minimise light spill;
 - The use of smart glass, automatic switches to turn off lights, and dimming as appropriate;
 - Survey of light levels and bat activity following construction in accordance with the LEMP;
 - Reviews of the monitoring data and how additional mitigation will be secured if necessary.

The development shall be carried out in accordance with the approved details and retained as such thereafter.

- 5) Before the first occupation of any building or dwelling within that phase or sub-phase, the parking and turning areas serving it shall be laid out and constructed in accordance with the approved drawings and the said areas shall not thereafter be obstructed or used for any other purpose.
- 6) The development shall not commence until a phasing scheme for the development which sets out the sequence in which the various elements of the development will be constructed and brought into use has been submitted to and approved by the local planning authority. The development shall be carried out in accordance with the approved phasing scheme.