

01. A Timber Fence Maintenance and Inspection Plan shall be submitted to and approved in writing by the Planning Authority within 3 months of the date of this consent. The Plan shall include:

- A schedule of routine inspections at intervals no greater than every 24 months;
- Details of maintenance measures to preserve the structural integrity and appearance of the fence, including treatment against rot, moisture, and weathering;
- A commitment to re-treat or repair any timber elements that show signs of decay, warping, splitting, or other deterioration;
- Anticipated lifespan of the timber and expected frequency of re-treatment (noting that untreated external timber typically deteriorates within 3–5 years and treated timber requires re-treatment every 2–3 years).

The fence shall thereafter be maintained in accordance with the approved Plan for the lifetime of the development.

Reason: To ensure that the timber boundary fence is appropriately maintained to prevent deterioration, visual harm, or the creation of unsafe structures over time.

02. The timber gates shall be completed in a style, design, and finish matching the approved fence within 3 months of the date of this decision.

Reason: To ensure a consistent and appropriate appearance of the boundary treatment in the streetscape.

03. For the avoidance of doubt, no gate or door shall be installed that opens outward over the footway or any adopted road at any time.

Reason: To ensure that gates do not obstruct pedestrian or vehicle movement or create a safety hazard.