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Discharge of Planning Conditions Relating to Planning Permission PL/2022/06410

Proposal:- A new all weather 60m x 30m sand arena and horse walker

Site:- Land West of The Old Cart Shed, Chitterne, Warminster, BA12 0LJ

The information submitted is to discharge conditions 5 & 7 of the planning permission granted under reference PL/2022/06410

1 **Condition 5**

"No development shall commence within the area of proposed works/development as indicated within planning application reference PL/2022/06410 until:
a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and
b) The approved programme of archaeological work has been carried out in accordance with the approved details."

An archaeological report has been prepared by specialist Archaeological Services, which is submitted along with this discharge of condition application. This reports satisfies condition 5.

2 **Condition 7**

"No development shall commence on site, until a Construction Management Statement, together with a site plan, which shall include the following:
1. The parking of vehicles of site operatives and visitors;
2. Loading and unloading of plant and materials;
3. Storage of plant and materials used in constructing the development;
4. Wheel washing facilities;
5. Measures to control the emission of dust and dirt during construction;
6. A scheme for recycling/disposing of waste resulting from construction works;
7. Measures for the protection of the natural environment.

Has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be complied with in full throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement."

The below statement sets out the guidance that would be adhered to for the proposal during the construction phase of the project, this should be viewed in conjunction with plans AH2019/95 CMS Sheet 1.

1 Parking

1.1 There will be allocated parking during the construction phase for site operatives and visitors. This will be provided on the existing hardstanding area on the site. See plan AH2019/95 CMS Sheet 1 for layout of the site.

2 Deliveries

2.1 There will be a requirement for deliveries throughout the construction phase. There will also be the need for the removal of materials and waste from the site, this will be managed in a "just in time" basis as to minimise the likelihood of congestion.

2.2 Deliveries will be scheduled in advance, with time slots allocated for delivery of materials at specified times, so that deliveries are anticipated and expected by onsite staff. The loading/off loading of materials can be carried out by each contractor for their material.

2.3 The loading/unloading areas are shown on the accompanying plan AH2019/95 CMS Sheet 1.

2.4 The site manager will be responsible for organising and liaising with contractors and delivery drivers.

2.5 Competent banksmen will be used to direct and co-ordinate movement of construction vehicles where required.

2.6 Deliveries will only take place between the hours of 0800-1700 on Monday to Fridays, and between 0900-1300 on a Saturday. No deliveries outside of these times.

2.7 Proposed hours of construction to be Monday to Friday 0800 to 1800 & Saturdays 0800 to 1300. No construction will take place outside of the specified times or on public holidays.

2.8 The main site contractor will ensure the safety of visitors and contractors. Instructions relating to visitors and non-authorised persons will be clearly displayed at the site entrance.

2.9 There is a short section of byway between the gate and the main road. Visibility along it is good, so that all users will be able to see vehicles or pedestrians using that section before using the section themselves.

2.10 However, for larger vehicles it will be a requirement of the Applicants that a passenger, or they, walk ahead of the vehicle to ensure that any other users are given advance warning to wait in a wider section until the vehicle has passed.

3 Storage of Plant & Materials

3.1 Materials can be stored onsite before their use. See plan AH2019/95 CMS Sheet 1 for site positions.

3.2 Plant machinery that require to be stored for any length of time during the construction phase before their use will be stored on the site as per plan AH2019/95 CMS Sheet 1.

3.3 Materials should be covered using tarpaulin, secured/weighted down when not in use.

3.4 The Main contractor will ensure at the end of each working day the making safe and securing of:

i) Access to height by unauthorised persons – persons that erect scaffold to be by competent persons only and access to scaffolding limited to these site staff until deemed staff to use by all workers.

ii) Containers for holding COSHH substances whether awaiting use or disposal;

iii) That all tools and equipment are locked away;

iv) That materials/ debris is not over stacked so that they become unstable and likely to fall down;

v) That any contaminated material is suitably identified and segregated;

vi) That all plant is left in a safe condition with all keys stored off site or in locked site office.

4 Fencing

4.1 Perimeter fencing around the construction area will be erected using heras fencing on appropriate footing fixed securely at both ends.

4.2 All fencing will be closed out of working hours as stated above, locked and chained.

4.3 Anyone out of working hours will not be permitted on the site without prior arrangement.

4.4 Fencing along the side against the equestrian barn side will have signage to comply with CDM Health and Safety requirements, which will also display numbers for out of hours contact.

5 Construction Emissions

5.1 As works progress construction emissions will be monitored to avoid unnecessary dust production e.g. wood cutting machinery to have mechanical vacuum attached to collect and suppress dust.

5.2 Disc cutters to have water suppresses to reduce dust emissions by dampening materials while cutting.

5.3 Vehicles carrying loose aggregate will be sheeting to reduce airborne dust.

5.4 During the demolition phase, dust and dirt will be controlled by using water sprinklers to dampen any dust created.

6 Waste

6.1 Waste skips will be provided onsite at times when needed, which will be regularly monitored by site supervisor to maintain regular disposal to a refuse centre, these are licensed premises managed by suitable contractor I.e Hills Waste etc

6.2 Separate skips will be provided for different materials i.e. inert, wood and general. This improves the recycling nature of the waste.

6.3 No burning of materials onsite will be allowed.

7 Wheel Washing

7.1 It is intended to complete the works in dry weather. Additionally the parking and driveway areas will be hardstanding and will generally stop vehicles getting muddy.

7.2 All vehicles will be required to leave site with wheels in a clean state. A brush and spade will be provided near the exit of the site for removing any lumps of mud. If it is evident that there is a need for wheel washing, a bowser and pressure washer will be brought to the gate and wheels will be washed off at the point indicated below. The washer will need to be removed each night. As noted, however, this facility is not expected to be needed.

8 Good Practice

8.1 All site staff are to be aware that the site is located within a residential neighbour and their behaviour, language and working patterns should reflect this, being conscientious to the surrounding residents.

8.2 All staff employed onsite will be briefed by the site manager, of what behaviour is not acceptable.

8.3 All complaints should be directed to the site manager, both by site staff and residents. The site manager will seek to resolve the issue as quickly as practically possibly. And procedures put in place to ensure the same problems do not arise i.e. informing all staff working on site of issues that arise and resolutions set to avoid future repeats. A site notice board can be erected on the hoarding fencing to highlight any potential issues to site staff as they enter the site.