Wiltshire Council
Where everybody matters

08 March 2019

Development Services
Wiltshire Council

Tel: 0300 456 0114

Email:developmentmanagement@wiltshire.gov.uk
www.wiltshire.gov.uk

Framptons Planning
Oriel House
42 North Bar
Banbury
Oxfordshire
OX16 0TH

Dear Sir/Madam,

Discharge of Condition

Application No: 15/11886/FUL

Proposal: Construction of a Bridge Across the London to Bristol Railway Line, as an Extension to Parsonage Way so as to Serve the Proposed Housing Development at Rawlings Green

Site Address: Land over Railway Line, End of Parsonage Way, Chippenham, Wiltshire, SN15 3LR

On Behalf of: KBC Developments LLP

I write following receipt of your recent application, regarding the discharging of condition(s).

I can confirm that the details submitted including those listed below satisfy the following condition(s) of the above planning application and that these have been found to be acceptable.

2 No development shall commence on site until details of the external materials and appearance of the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The proposed application contains insufficient information and the matter raised above require to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

3 Prior to the commencement of the development full details of the structural design of the bridge, including cladding and exposed surface materials, arrangements for surface water drainage, lighting, lining and signing shall have been submitted to and approved in writing by the Local Planning Authority; the bridge shall be constructed in accordance with the approved details.

REASON: To ensure a structurally and aesthetically acceptable design.

4 Prior to the commencement of the development details of the alignment of the road over the railway bridge, and the design speed to be used, shall be submitted to and approved by the Local Planning Authority. The alignment shall be in accordance with the standards set out in Design Manual for Roads and Bridges. VOLUME 6 ROAD GEOMETRY. SECTION 1. PART 1. TD 9/93, and have regard to DfT Circular 01/2013.

REASON: To ensure that any future road across the bridge can be designed to a safe and appropriate speed standard, and be compatible with the bridge design.

7 No development shall commence on site until a scheme of soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:-

* location and current canopy spread of all existing trees and hedgerows on the land;
* full details of any to be retained, together with measures for their protection in the course of development;
* a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
* retained historic landscape features and proposed restoration, where relevant.
* details and location of any new or replacement trees, of a size and species and in a location to be agreed in writing with the Local Planning Authority, shall be planted in accordance with BS3936 (Parts 1 and 4), BS4043 and BS4428

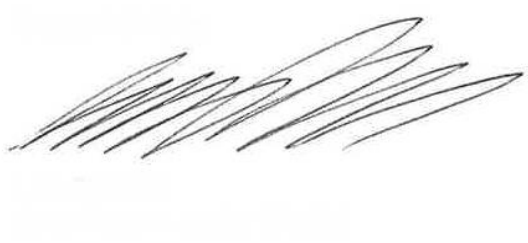
REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

Submitted details

- Dwg 245988-ARP-DRG-EST-00001 P03
- Dwg 245988-00 CB-SK-011 P01
- Approval in Principle
- Letter from Network Rail, dated 3rd January 2018
- Email from Wiltshire Council, dated 20th February 2018
- Dwg 5609-GA-009 Rev B
- Email from Wiltshire Council, dated 20th February 2018 Flood Risk Assessment
- Transport Statement
- Dwg No. 24248 BRL-PL150 Topography Survey
- Dwg No. 24248 BRL-PL151 Proposed Haul Route
- Dwg No. 24248 BRL-PL152 Trees and Vegetation to be removed and retained
- Dwg No. 24248 BRL-PL200 Planting Plan
- Plant Schedule

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Yours faithfully



pp Mike Wilmott
Head of Development Management

Officer's Name: Lee Burman
Officer's Title: Team Leader
Direct Line: 01249 706668
Email: lee.burman@wiltshire.gov.uk