Wiltshire Council

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21 September 2023

Dear Sir/Madam

Discharge of Condition

Application No:	PL/2023/06844
Proposal:	Discharge of conditions 3, 4, 5 & 6 on 20/06083/FUL
Site Address	Land at 10 Fitzmaurice Close, Derry Hill, Calne, SN11 9PD
On Behalf of	Verte architects

Thank you for your recent request to discharge conditions related to the above.

I can confirm that the details submitted (listed below) satisfy the pre-commencement elements of following conditions and have been found to be acceptable.

Proposed Block Plan - Landscaping 1607 A 003 H
Construction Method Statement Version 3
(received 21 September 2023)

Proposed Drainage Plan 1607 A 004 **(use for drainage strategy ONLY)** & Drainage Statement
Hard and Soft Landscaping Schedule
(received 5 September 2023)

Arboricultural Report - Silverback arboricultural consultancy ltd
Arboricultural Method Statement
(received 11 August 2023)

List of conditions discharged by this request. (4)

3 No development shall commence on site (including any works of demolition), until a Construction Method Statement, which shall include the following: a) the parking of vehicles of site operatives and visitors; b) loading and unloading of plant and materials; c) storage of plant and materials used in constructing the development; d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate; e) wheel washing facilities; f) measures to control the emission of dust and dirt during construction; g) a scheme for recycling/disposing of waste resulting from demolition and construction works; and h) measures for the protection of the natural environment. i) hours of construction, including deliveries; 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.
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 minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

4 No demolition, site clearance or development shall commence on site until an Arboricultural Method Statement (AMS) prepared by an arboricultural consultant providing comprehensive details of construction works in relation to trees has been submitted to, and approved in writing by, the Local Planning Authority. All works shall subsequently be carried out in strict accordance with the approved details. In particular, the method statement must provide the following:- A specification for protective fencing to trees during both demolition and construction phases which complies with BS5837:2013 and a plan indicating the alignment of the protective fencing; A specification for scaffolding and ground protection within tree protection zones in accordance with British Standard 5837: 2012; A schedule of tree works conforming to British Standard 3998: 2010; Details of general arboricultural matters such as the area for storage of materials, concrete mixing and use of fires; Plans and particulars showing the siting of the service and piping infrastructure; A full specification for the construction of any arboriculturally sensitive structures and sections through them, including the installation of boundary treatment works, the method of construction of the access driveway including details of the no-dig specification and extent of the areas of the driveway to be constructed using a no-dig specification; Details of the works requiring arboricultural supervision to be carried out by the developer's arboricultural consultant, including details of the frequency of supervisory visits and procedure for notifying the Local Planning Authority of the findings of the supervisory visits; and Details of all other activities, which have implications for trees on or adjacent to the site.
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, in order that the Local Planning Authority may be satisfied that the trees to be retained on and adjacent to the site will not be damaged during the construction works and to ensure that as far as possible the work is carried out in accordance with current best practice and section 197 of the Town & Country Planning Act 1990.

5 No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use/first occupied until surface water drainage has been constructed in accordance with the approved scheme.
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 that the development can be adequately drained.

6 No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include :- o location and current canopy spread of all existing trees and hedgerows on the land; o full details of any to be retained, together with measures for their protection in the course of development; o a detailed planting specification showing all plant

species, supply and planting sizes and planting densities; o finished levels and contours; o means of enclosure; o all hard and soft surfacing materials;
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.

Yours faithfully
Head of Development Management