REDROW

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FAO Kenny Green
Development Management Area Team Leader
Central Team
Place Directorate
Wiltshire Council

Via Planning Portal

22/9/23

Dear Mr Green,

Non Material Amendment (S96a) to 19/09428/FUL: Full planning permission for demolition of existing structures and residential development comprising 46 residential dwellings with associated garaging, parking spaces, open space, vehicular and pedestrian access, associated infrastructure and engineering works – Application to substitute Bird and Bat box locations.

I write further to correspondence on the location of bird and bat boxes on the above development. As explained in emails, an oversight on technical drawings has led to under provision of bird and bat boxes across the approved development.

Having reviewed the progress across the site and looked at options of installing external bat/bird boxes, the conclusion has been reached that retrospective installation of integral bat boxes will take place across the site as per the original plan. There is an opportunity to install integral swift boxes on the plots that are still under construction, and external swift boxes are proposed in one instance where elevations have already been completed. Four swift boxes have already been installed as per the approved plans (plots 240 & 349).

The revised plan (P19-1375_09 Rev L (sheets 1 and 2) shows:

1. All bat boxes to be installed and integral bricks in the positions originally agreed.
2. Swift bricks on plots 240 & 249. These are already installed as integrated boxes per the original approval. For integrated boxes previous advice from the RSPB was that '(Swift) bricks within the fabric of the building can be located on any elevation as they will retain a constant ambient temperature'.
3. Plot 242 to have external swift boxes instead of swift bricks.
4. Swift bricks previously proposed for plots 230, 228 and 205 to now be located on plots 208, 209 & 210.

The number of boxes remains as per the permitted scheme for both swifts and bats.

Redrow Homes Limited, a member of Redrow plc.
Registered Office as above. Registered in England & Wales No. 01990710

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With the exception of plots 208, 209 & 210, all features will need to be installed retrospectively. Plots 208, 209 & 210 have yet to be constructed.

The NMA sought is to reference the updated plan within a revised condition 25, with suggested wording as follows:

> *Notwithstanding the approved plan listed in association with Condition 2, Bat and swift boxes and hedgehog passes through the close boarded fencing shall be installed in accordance with plan drawings PL-07 Rev E and P19-1375_09 Rev L (sheets 1 and 2). Thereafter, the boxes and hedgehog passes shall be retained in perpetuity. With the exception of plots 208, 209 & 210 all bat/swift boxes and hedgehog passes shall be installed within 3 months of the date of this permission. All bat and swift boxes relating to plots 208, 209 & 210 shall be installed prior to occupation of those plots.*

I trust that the information enclosed is sufficient to register the application as valid. If you have any queries, please do not hesitate to contact me.

Yours sincerely

PJ Williams

Paul Williams
Senior Planning Manager

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