Wiltshire Council

Wiltshire Council

Development Services
Wiltshire Council
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02 October 2023

Dear Sir/Madam

Discharge of Condition

Application No:	PL/2023/05691
Proposal:	Discharge of Conditions 3, 4, and 8 of PL/2022/01934
Site Address	No 1-8, Maud Davies Close, Corsley Heath, Wiltshire, BA12 7FF
On Behalf of	Wiltshire Council

Thank you for your recent request to discharge conditions related to the above.
After consideration of the information you have provided, we are pleased to agree that conditions 3, 4 and 8 are discharged.

List of conditions discharged by this request. (3)

3 i)The development shall not begin until a Scheme for the provision of 100% Affordable Housing on the application site has as part of the development has been submitted to and approved in writing by the local planning authority.

ii) The Affordable Housing shall be provided in accordance with the so-approved Scheme, and shall at no time be otherwise occupied.

iii) The Scheme shall include:
a) the numbers, type, tenure, and location on the site of the Affordable Housing provision to be provided;
b) the timing of the construction of the Affordable Housing;
c) the arrangements to ensure that the Affordable Housing is affordable for both first and subsequent occupiers;
d) the arrangements for the transfer of the Affordable Housing to a Council-approved

affordable housing Registered provider, or the management of the Affordable Housing (if no such Registered Provider is involved); and

iv) Occupation of the completed affordable homes shall be by nomination in line with the Council's current Allocation Policy and Procedures.

REASON
To ensure that the development contributes towards meeting the local and ongoing requirement for affordable housing and to ensure that the affordable housing is affordable.

4 i) No development shall commence on site until a Construction Method Statement, which shall include the following:
a) the parking of vehicles of site operatives and visitors;
b) the access route to the site of the vehicles of the site operatives and visitors;
c) loading and unloading of plant and materials;
d) storage of plant and materials used in constructing the development;
e) measures to control the emission of dust and dirt during construction;
f) measures for the protection of the natural environment.
g) hours of construction, including deliveries;

has been submitted to, and approved in writing by, the Local Planning Authority.

ii) The so-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 so-approved Statement.

REASON
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.

8 i) The development shall be carried out in full accordance with the recommendations of the approved Ecological assessment (dated Feb 2022 by Ethos Environmental Planning) as set out in Section 5.

ii) Prior to the commencement of the development of the dwellings above ground floor slab level there shall have been submitted to and approved in writing by the local planning authority full details of bird and bat boxes to be incorporated within the development in accordance with the recommendations of the approved Ecological Assessment including integrated bat boxes to be incorporated within the fabric of the 2-storey dwellings.

iii) There shall be no occupation of the development until the so-approved ecological features have been provided in accordance with the approved details.

REASON
To provide for biodiversity mitigation and enhancement in accordance with local and national planning policies.

INFORMATIVE

The details to be submitted under part (ii) of this condition shall include for example, details of the boxes to be installed (eg full product literature) and plans showing clearly, with a statement of justification for, the location, orientation and height for their installation; all in pdf format.

Yours faithfully
Head of Development Management