Wiltshire Council

FAO Mr A Laney
Dandara Southern Ltd
Roman House
South Hampshire Industrial Estate
Eddystone Road
SO40 3SA

Development Services
Wiltshire Council
Tel: 0300 456 0114
Email:developmentmanagement@wiltshire.gov.uk
www.wiltshire.gov.uk

5th December 2023

Dear Mr Laney,

Discharge of Condition

Application No:	PL/2023/07539
Proposal:	Discharge of Conditions 7,9,11,12,14,15,16 of PL/2021/09567 (Erection of 46 No. Dwellings, Including Access, Parking, Public Open Space (POS) and Landscaping)
Site Address	LAND WEST OF, WESTSIDE CLOSE, OLD SARUM
On Behalf of	

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

I can confirm that the details submitted in respect of the Construction Management Plan, the covered cycle parking, the cycleway/footpath links, the acoustic design scheme, the CEMP and the Ultra Low Energy Vehicle Infrastructure for the development hereby permitted satisfy the discharge of conditions 9, 11, 12, 14, 15 and 16 of the above mentioned planning decision as follows:

Condition 9:
The development hereby permitted shall not commence until a Construction Management Plan providing details of the management of construction traffic carrying excavated material or delivering materials to the site, their routes approaching and leaving the site, and measures to keep the public highway free from mud and dust, has been submitted to and approved in writing by the Local Planning Authority.

REASON: In order to protect the existing highway links that serve the site from damage by large goods vehicles, to assist in the environmental protection of the interests of nearby residents, and in the interests of highway safety.

The agreed details for condition 9 are as follows:

Construction Environmental Management Plan Rev C (Ref: OSA-CEMP-001) Date Received 14.11.23

Condition 11:

No development shall commence on site until details of secure covered cycle parking have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall accord with dimensions, access, location, design and security principals laid out in Appendix 4 of Wiltshire's LTP3 Cycling Strategy. These facilities shall thereafter be provided in accordance with the approved details and made available for use prior to the first occupation of the development hereby permitted and shall always be retained for use thereafter.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

The agreed details for condition 11 are as follows:

DWG No: P105 Rev F Car and Cycle Parking Plan Date Received 05.09.23
DWG No: P130 Rev B Bins and Bike Store Plans and Elevations Date Received 05.09.23

Condition 12:

Before any of the dwellings are first occupied, cycleway / footpath links shall be provided to the boundaries of the site to enable future connections to Bunting Lane and Henry Lane to the east and Partridge Way to the west, in accordance with details to be first submitted to and approved by the Local Planning Authority. The details so submitted shall include the ability to provide tie-ins with the existing carriageways and footways and measures to prevent vehicular access onto Henry Lane.

REASON: In the interests of encouraging sustainable travel patterns and good access to local facilities.

The agreed details for condition 12 are as follows:

DWG No: P105 Rev F Car and Cycle Parking Plan Date Received 05.09.23;
DWG No: P106 Rev F Proposed Surface Treatment Layout Plan Date Received 08.09.23;
Letter from Dandara dated the 5th September 2023 regarding the cycleway and footpaths received by the Local Planning Authority 05.09.23

Please note in implementing this condition, the link to Henry Lane should be 2 metres wide and the tie-in detail can be carried out through the Section 38 process.

Condition 14

Further to the findings of the noise impact assessment by Clarke Saunders Associates (Ref; AS12257.211025.R1, dated 2nd December 2021, no development shall commence on site until an acoustic design scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme should specify the layout, design, acoustic insulation and other mitigation measures proposed to adequately protect the future occupants against noise from the football stadium. The approved scheme shall be implemented in full before the developments use commences and maintained at all times thereafter.

REASON: In the interests of amenity.

The agreed details for condition 14 are as follows:

Report dated the 20th July 2023 by Clarke Sanders Acoustics (ref: AS12257.230717.L2) date received 5th September 2023.

Condition 15
The development hereby approved shall not commence, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase, include details of the following relevant measures:

i. *An introduction consisting of construction phase environmental management plan, definitions and abbreviations and project description and location;*
ii. *A description of management responsibilities;*
iii. *A description of the construction programme;*
iv. *Site working hours and a named person for residents to contact;*

v. *Detailed Site logistics arrangements;*
vi. *Details regarding parking, deliveries, and storage;*
vii. *Details regarding dust and noise mitigation;*
viii. *Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network; and*
ix. *Communication procedures with the LPA and local community regarding key construction issues – newsletters, fliers etc.*
x. *There shall be no burning undertaken on site at any time*
xi. *Construction hours shall be limited to 0800 to 1800 hrs Monday to Friday, 0800 to 1300 hrs Saturday and no working on Sundays or Bank Holidays.*
xii. *Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing.*
xiii. *Working method statements for protected/priority species, such as nesting birds and reptiles.*
xiv. *Work schedules for activities with specific timing requirements in order to avoid/reduce potential harm to ecological receptors; including details of when a licensed ecologist and/or ecological clerk of works (ECoW) shall be present on site.*
xv. *Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).*

Development shall be carried out in strict accordance with the approved CEMP.

REASON: In the interest of amenity and ensure adequate protection and mitigation for ecological receptors prior to and during construction, and that works are undertaken in line with current best practice and industry standards and are supervised by a suitably licensed and competent professional ecological consultant where applicable.

The agreed details for condition 15 are as follows:

Construction Environmental Management Plan Rev C (Ref: OSA-CEMP-001) Date Received 14.11.23

In regard to the above, it is advised that the discharging of this condition will have a negligible impact on the River Avon SAC Catchment Area and therefore, will not result in any increase to the phosphate burden to the fore-mentioned Catchment Area as agreed under outline planning permission PL/2021/09567.

Condition 16

No development shall commence on site until a scheme of Ultra Low Energy Vehicle infrastructure has been submitted to the Local Planning Authority. The scheme must be approved by the Local Planning Authority prior to implementation and thereafter be permanently retained.

REASON: In order to limit the impact of the development on air quality.

The agreed details for condition 16 are as follows:

DWG No: OSA-EVC-001 Rev B Proposed EV Charging Point Layout Plan date received 05.09.23

In respect of condition 7 detailed below, it is noted that a different Arbroicultural Assessment and Method Statement to that approved under consent PL/2021/09567 has been submitted as part of this discharge of condition application. Whilst technically not a matter to be discharged, the following detail is considered to be acceptable:

Arbroicultural Assessment and Method Statement dated 28th February 2023 by Barrell Tree Consultancy (report ref: 23030-AIA-CA) date received 05.09.23
DWG No: 23030-1 Tree Protection Plan Date Received 05.09.23

Please ensure the development is carried out in accordance with the agreed details above.

Yours faithfully

Head of Development Management