Wiltshire Council

Mr Mark Kurton
Brighouse Court
Barnett Way
Barnwood
Gloucester
GL4 3RT

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

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Dear Sir/Madam

Discharge of Condition

Application No:	PL/2023/07979
Proposal:	Discharge of Condition No 6,9,10 and 11 and partial discharge of Condition No 7 on PL/2022/01367 (Residential development of 18 Dwellings with associated works including vehicular access and parking)
Site Address	Land off St George Road, Semington,
On Behalf of	Mr Mark Kurton

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 the following conditions are discharged

List of conditions discharged by this request. (5)

6 No development shall commence above slab level until details of how nest and roosting places for building dependent species such as swift bricks has been incorporated into the dwellings hereby approved has been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of enhancing the local and natural environment

9 No development shall commence on site until a Drainage Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Drainage Construction Management Plan shall include monitoring of, and measures to retain the existing vegetation across the site, together with drainage arrangements during the construction phase. The development shall be carried out at all times in accordance with the approved details.

REASON: To ensure that the site can be adequately drained during the construction phase.

10 No work shall commence on site including ground works/excavation, site clearance, vegetation clearance and boundary treatment works, until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The Plan shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase as recommended in Section 4 of the
Walkover Survey report prepared by All Ecology (November 2021) including but not necessarily
limited to:
a) Ecological protection areas/buffer zones and tree root protection areas around retained hedgerows and trees including details of specification of physical means of protection, e.g. temporary fencing.
b) Mitigation strategies for protected/priority species, such as reptiles, amphibians, nesting birds, badger and hedgehog.
c) 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.
d) Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).
e) Timeframe for provision of compliance report to the local planning authority; to be completed by the ecologist/ECoW and to include photographic evidence.
Development shall be carried out in strict accordance with the approved CEMP.

REASON: To 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.

11 No development shall commence on site including site clearance until a Landscape and Ecology Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. The LEMP shall specify the design and location of features required as mitigation as outlined in Section 4 of the Walkover Survey report prepared by All Ecology (November 2021) and required by the Biodiversity Net Gain Preliminary Design Stage Report prepared by All Ecology (July 2022) the including, including but not exclusively:
a. New hedge planting in the public realm including protective measures and buffers.
b. Enhancement of retained hedges.
c. Protective measures and buffers for retained hedge at the northern boundary.
d. Hedgehog paths through any solid fences.
e. Integral bird swift boxes and bird homes.
f. Reptile/ amphibian hibernaculum.
g. Integral bat boxes.
h. Hedgehog homes.
The LEMP shall also include long term objectives and targets, management responsibilities and maintenance schedules for each ecological feature within the development including but not limited to: 1. Retained and new hedges and trees.
2. Attenuation basin/ pond and associated aquatic vegetation and wetland meadow grassland.
3. Wildlife corridor.
4. Wildflower meadow.
5. Native and non-native hedgerow planting.
The LEMP shall also include a mechanism for monitoring success of the management prescriptions, incorporating review and necessary adaptive management in order to attain targets and detail of the legal and funding mechanism(s) by which long-term implementation of the plan will be secured. The LEMP shall be implemented in full and for the lifetime of the development in accordance with the approved details.

REASON: To ensure the long-term management of landscape and ecological features retained and created by the development, for the benefit of visual amenity and biodiversity for the lifetime of the scheme.

The following information is partially discharged following receipt of the Written scheme of Investigation which sets out the methodology for further archaeological investigations on land off St George's road, Semington. A full discharge of the condition will of course require the completion of all on-site investigations, followed by the preparation of a report on the results that has also been reviewed and approved by Wiltshire Council Archaeology Service (WCAS).

7 No development shall commence on site until a programme of archaeological work to demonstrate that the development hereby approved has been carried out in accordance with the approved Written Scheme of Investigation (submitted to Wiltshire Council on 22nd August 2022) has been submitted to and approved in writing by the Local Planning Authority.
REASON: To enable the recording of any matters of archaeological interest.

Yours faithfully

Head of Development Management