Wiltshire Council

FAO Mr Esdon
Esdon Architecture
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Salisbury
SP2 7RB

Development Services
Wiltshire Council
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7th December 2023

Dear Mr Esdon,

Discharge of Condition

Application No:	PL/2023/08612
Proposal:	Discharge of Condition No 6,7,8 and 11 on PL/2022/02766 (New dwelling with associated drive, carport/garage and garden amenity space)
Site Address	Caynton Lawns, Oak Drive, Alderbury, Salisbury, SP5 3AJ
On Behalf of	Mr Pete Farmer

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 lighting detail and associated plan; the Wildlife Protection and Enhancement Scheme and; the Landscaping details for the development hereby permitted satisfy the discharge of conditions 6, 7, 8 and 11 of the above mentioned planning decision as follows:

Condition 6:
No development shall commence on site, until a Construction Management Statement, together with a site plan, that shall include details of the parking of vehicles of site operatives and visitors; Loading and unloading of plant and materials; Storage of plant and materials used in constructing the development; Wheel washing facilities; Measures to control the emission of dust and dirt during construction; Measures for the protection of the natural environment and; Hours of construction, including deliveries; has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement without the prior written permission of the Local Planning Authority.
REASON: 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.

The agreed details for condition 6 are as follows:

Construction and Traffic Management Plan Rev A dated 29th September 2023 Date Received 05.10.23;
DWG No: 10-011 Rev P3 Proposed Construction and Management Plan Date Received 05.10.23

Condition 7:
Prior to the commencement of construction of the development hereby permitted, details of the existing and proposed new lighting to include a site plan shall be submitted to and approved in writing by the Local Planning Authority. The submitted details must demonstrate a level of 0.5Lux can be achieved at the boundaries of the site. The approved lighting shall be installed and maintained in accordance with the approved details.

REASON: In order to minimise unnecessary light spillage above and outside the development site and to avoid illumination of habitat used by bats.

The agreed details for condition 7 are as follows:

Proposed lighting specifications detail Date Received 05.10.23
DWG No: 10-112 Rev P2 Proposed Lighting Detail and Tree Protection Plan Date Received 04.12.23

Condition 8:
No development shall commence on site to include the removal of trees, shrubs or hedgerow until full details of a Wildlife Protection and Enhancement Scheme has been submitted to and approved in writing by the Local Planning Authority. The details of the scheme shall include:

i. *Details of proposed measures that will be taken to avoid harm to wildlife, including timing of works to avoid nesting birds and pre-commencement checks for protected species including reptiles and amphibians.*
ii.*Biodiversity net gain provision to include a plan showing the location(s) and type(s) of feature(s) to enhance the site for wildlife such as bats, nesting birds and hedgehogs.*

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

The agreed details for condition 8 are as follows:

DWG No: 10-010 Rev P3 Proposed Biodiversity Strategy and Landscaping Plan Date Received 05.10.23
Arbroicultural Assessment and Method Statement Report ref: 20133-AA2-PB dated the 4th March 2022 undertaken by Barrell Tree Consultancy Date Received 05.10.23

Condition 11

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:
i. location and current canopy spread of all existing trees and hedgerows on the land;
ii. full details of any to be retained, together with measures for their protection in the course of development;
iii. a detailed planting specification showing all plant species to include species, size and density;
iv. means of enclosure;
v. all hard and soft surfacing materials to include details of refuse bin storage

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 ensure a satisfactory landscaped setting for the development.

The agreed details for condition 11 are as follows:

DWG No: 10-010 Rev P3 Proposed Biodiversity Strategy and Landscaping Plan Date Received 05.10.23
DWG No: 20133-2 Proposed Tree Protection Plan Date Received 05.10.23
Arbroicultural Assessment and Method Statement Report ref: 20133-AA2-PB dated the 4th March 2022 undertaken by Barrell Tree Consultancy Date Received 05.10.23
DWG No: 10-013 Rev P2 Proposed Bin Storage Detail Plan Date Received 05.10.23

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

Yours faithfully
Head of Development Management