Wiltshire Council Planning Consultation Response

02/04/2024

Officer's Name: Joe Richardson

Wiltshire Council Drainage Engineer
Technical Services Drainage Engineer
Wiltshire Council

Application No: **PL/2023/09499**
Discharge of condition 8 i) relating to application PL/2023/00289 - Variation of condition 2 (approved plans) of consent PL/2021/08329 to allow for changes to materials and design.
Land Corner Of New Park Street and Northgate Street, Devizes, SN10 1JJ

Please note the particulars in connection with the above planning application are available to view on the planning website http://www.wiltshire.gov.uk/planninganddevelopment.htm

Recommendations:

	No Comment
	Support
X	Support subject to conditions (please set out below)
	Object (for reasons set out below)
	No objections

Matters Considered:
Documents Reviewed:

- *Application Form*
- *Plan for Home from Homes – Clarification*
- *PL202300289 – Location Plan*
- *Site Management Plan*
- *Decision notice (from PL/2023/00289)*

Conditions:

Condition 8 from *Decision Notice PL/2023/00289*

i) There shall be no first occupation of any of the dwellings hereby permitted until there has been submitted to and approved in writing by the local planning authority a Site Management Plan relating to the Managed Areas as outlined blue on drawing No.P1_B-1963-PLANNING1.dwg Rev. B. The Site Management Plan must include:

a) Details of responsibilities and arrangements for management and maintenance of the Managed Area,

b) Maintenance requirements and regimes for:

(i) Surface water drainage system, including necessary cleaning/ maintenance of paving,
(ii) The corner amenity area between plots 3 and 4 and the frontage of plots 1-3,
(iii) The area adjacent to Plot 9 outside the plot's boundary wall,
(iv) The car parking area including markings for parking bays and EV charging facilities,
(v) The shared/ communal pedestrian accesses areas and the gate from Northgate Street, and
(vi) The shrub bed adjacent to Plot 9.

c) A process for review of the Plan when required, including a requirement for any material changes to the Plan to be approved in writing by the local planning authority

ii) Following first occupation of the development the Managed Areas shall thereafter be managed and maintained at all times in accordance with the so-approved Site Management Plan.

REASON
To ensure that appropriate management and maintenance is in place for communal areas of the site in the interests of controlling flood risk, ensuring continued vehicle parking and charging facilities and in ten interests of public safety and the character and appearance of the Devizes Conservation Area.

In order to discharge condition 8 the drainage team requires details of the inspection and maintenance practices that will be undertaken by the applicant/contractor and the frequency at which they will be undertaken. The current level of detail provided in the Site Management Plan is not sufficient to discharge this condition and must be updated to include the requested information above.

Condition 8 remains.

Jed Ainsley-Bridger - (AtkinsRéalis working on behalf of Wiltshire Council Drainage).