Wiltshire Council

Mr. D. Hicks
Country Court Care Ltd

C/o Agent

Development Services
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22 January 2024

Dear Sir,

Discharge of Details for Conditions

Application No:	PL/2023/09913
Proposal:	Discharge of Details for Conditions 3, 5, 6, 18, 20 and 21 of planning application PL/2023/00624 (Variation of condition 2 (approved plans) on 20/11079/FUL (70 bed care home with associated access, parking, sprinkler tank, bin store and landscaping) to allow for internal alterations, minor external revisions, alterations to sprinkler tank, VRM enclosure and PV panels to the flat roof).
Site Address	Land adjacent Quarryfield Industrial Estate, Castle Street, Mere, BA12 6LA
On Behalf of	Country Court Care Ltd

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

I can confirm that the details submitted satisfy the following condition(s) **3, 6 and 18** of the above planning decision, as follows:

Please note that Conditions **5, 20 and 21** are still awaiting comments from the ecologist and can't be discharged at this time.

The Conditions state:

3. No development shall commence on site above slab level until the exact details and samples of the materials to be used for the external walls and roof of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and] the matter is required to be agreed with the Local Planning Authority before development commences on the building above slab level in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the

area.

6. No development shall commence on site until an investigation of the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses (including asbestos) has been carried out and all of the following steps have been complied with to the satisfaction of the Local Planning Authority:
Step (i) A written report has been submitted to and approved by the Local Planning Authority which shall include details of the previous uses of the site and any adjacent sites for at least the last 100 years and a description of the current condition of the sites with regard to any activities that may have caused contamination. The report shall confirm whether or not it is likely that contamination may be present on the site and the potential impact of any adjacent sites.
Step (ii) If the above report indicates that contamination may be present on, under or potentially affecting the proposed development site from adjacent land, or if evidence of contamination is found, a more detailed site investigation and risk assessment should be carried out in accordance with DEFRA and Environment Agency's "Model Procedures for the Management of Land Contamination CLR11" and other authoritative guidance and a report detailing the site investigation and risk assessment shall be submitted to and approved in writing by the Local Planning Authority.
Step (iii) If the report submitted pursuant to step (i) or (ii) indicates that remedial works are required, full details must be submitted to the Local Planning Authority and approved in writing and thereafter implemented prior to the commencement of the development or in accordance with a timetable that has been agreed in writing by the Local Planning Authority as part of the approved remediation scheme. On completion of any required remedial works the applicant shall provide written confirmation to the Local Planning Authority that the works have been completed in accordance with the agreed remediation strategy.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and 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, in the interests of public health and safety.

18. No development shall commence on site above slab level until a scheme of Ultra Low
Energy Vehicle infrastructure has been submitted to the LPA. The scheme must be approved by the LPA prior to its implementation and installed before the development is first occupied. The scheme shall thereafter be permanently retained.

Reason: To enable the development to contribute towards a reduction in vehicle emissions in Wiltshire and in the interests of energy efficiency.

The agreed details are:

Geotechnical Investigation and Contamination Assessment Report March 2023 ref HS/GD/SR/16530/GICAR
External Services Plan ref ME6020 P 01 dated 17/2/23
EV Twin Charger Datasheet
Material Schedule Rev A rcvd 19/1/24

Please could you ensure that the development is implemented in accordance with the agreed details.

Yours faithfully
Head of Development Management