# Wiltshire Council Planning Consultation Response

30/01/2024

**Officer's Name: Clare Wood**

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
- Pl202300289
- Plan for Home from Home
- Site Management Plan
- Decision Notice (from PL/2021/08329)
- Decision Notice (from PL/2023/00289)

**Conditions to be discharged:**

*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*

**Drainage comments:**

It is noted the applicant has provided detail of the 3rd party organisation to carry out the necessary maintenance, however sufficient details to discharge the condition relating to the surface water drainage system have not been provided. The applicant must provide details of the maintenance programme and ongoing maintenance responsibilities of the drainage infrastructure – including details of timescale and measures to be taken.

Condition 8 remains.

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