Wiltshire Council

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Dear Sir/Madam

Discharge of Condition

Application No:	PL/2023/05596
Proposal:	Discharge of Condition 3,4,5,6,7,8,9 and 11 on PL/2022/04854 Appeal Ref: APP/Y3940/W/23/3316153 Land off High Street, Winterbourne Bassett SN4 9QD
Site Address	35 High Street, Winterbourne Bassett, Swindon, SN4 9QB
On Behalf of	Mr Tony Iles

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

The details subitted in respect of conditions 3, 4, 5, 6, 7, 8, 9 and 11 are considered satisfactory. As such, the following conditions are hereby discharged:

Condition 3 - Archaeology
No development shall commence within the site until a written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and the approved programme of archaeological work has been carried out in accordance with the approved details.

Condition 4 - CEMP
Prior to the commencement of works, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, a Construction Environmental Management Plan (CEMP) shall be submitted to the local planning authority for approval in writing. The CEMP shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase, including but not necessarily limited to, the following:

a. Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing.
b. Working method statements for protected/priority species, such as nesting birds and reptiles.
c. Mitigation strategies already agreed with the local planning authority prior to determination, such as for great crested newts, dormice or bats; this should comprise the pre- onstruction/construction related elements of strategies only.
d. 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.
e. Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).

f. Timeframe for provision of compliance report to the local planning authority; to be completed by the ecologist/ECoW and to include photographic evidence.

The development shall be carried out in strict accordance with the approved CEMP.

Condition 5 - CMS

No development shall commence on site (including any works of demolition), until a Construction Management Statement (CMS) together with a site plan, have been submitted to and approved in writing by the local planning authority. The details shall include the following:
1. the parking of vehicles of site operatives and visitors;
2. loading and unloading of plant and materials;
3. storage of plant and materials used in constructing the development;
4. the erection and maintenance of security hoarding;
5. wheel washing facilities;
6. measures to control the emission of dust and dirt during construction;
7. a scheme for recycling/disposing of waste resulting from construction works; and
8. hours of construction, including deliveries;
10. a site layout drawing noting location of areas such as storage, staff parking, loading and unloading.

The development shall not be carried out otherwise than in accordance with the approved CMS.

Condition 6 - Visibility

No development shall commence until visibility splays have been provided for the access between the edge of the carriageway and a line extending from a point 2 metres back from the edge of the carriageway, measured along the centre line of the access, to the points on the edge of the carriageway 90 metres to the north west and 90 metres to the south east from the centre of the access in accordance with the approved plans. Such splays shall thereafter be permanently maintained free from obstruction to vision above a height of 900mm above the level of the adjacent carriageway.

Condition 7

Prior to the commencement of any excavation for the new development, there shall have been submitted to and approved in writing by the local planning authority, details of measures to be taken for the management and control of surface water run-off and silt during the construction phase.

The development shall not be carried out other than in accordance with the approved measures. The development shall be carried out in accordance with the submitted flood risk assessment and drainage strategy (dated December 2020, ref: P2726J2107), in particular the pollution prevention measures detailed in section "7 Drainage During Construction".

These measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Condition 8 - Surface Water Drainage Scheme

Prior to the commencement of development of the dwelling hereby approved details of a surface water drainage scheme based upon sustainable drainage principles, to dispose of all rainwater falling on the dwelling and new or replacement areas of hardstanding, shall be submitted to and approved in writing by the local planning authority. The development shall not be carried out other than in accordance with the approved details and shall be implemented in full prior to first occupation of the dwelling. The drainage measures as approved shall thereafter be maintained in perpetuity so as to control surface water run-off from the site.

Condition 9 - Scheme of foul drainage

No development shall commence until a scheme for foul drainage has been submitted to and approved in

writing by the local planning authority. The development shall not be occupied until the foul drainage scheme has been carried out in accordance with the approved scheme and it shall be maintained in accordance with the approved details thereafter.

Condition 11 - Ground floor slab levels and roof levels

No development shall commence until details of the proposed final levels (AOD) for the ground floor slab and roof level relative to the adjacent Mulberry House have been provided and approved by the Local Planning Authority. The development shall be carried in accordance with the approved details

Yours faithfully

Head of Development Management