Wiltshire Council

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02 February 2024

Dear Sir/Madam

Discharge of Condition

Application No:	PL/2023/06703
Proposal:	Discharge of conditions 5, 6, 7, 8, 9, 10, 11, 14, 15 & 17 relating to 20//07334/OUT (Outline planning permission for up to 50 dwellings and formation of access and associated works (Outline application to consider access with all other matters reserved))
Site Address	Land at Semington Road, Melksham, SN12 6DP
On Behalf of	Living Space Housing

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

After consideraton of the detauils submitted in respect of conditions 5, 6, 7, 8, 9, 10, 11, 14, 15 and 17 attached to appeal decision reference APP/Y3940/W/21/3285428, the Council is satisfied that the following conditions can be discharged:

Condition 5
No development shall commence within the area of the application site until a written programme of archaeological investigation, which should include on site work and off site work such as the analysis, and publishing and archiving of results, has been submitted to and approved by the local planning authority; and the programme of archaeological work has been carried out in accordance with the approved details.

Condition 6
No development shall commence on site until a scheme for the discharge of surface water from the site has been submitted to and agreed in writing by the local planning authority. This should address the matters raised in the Council's letter, as LLFA dated 7 January 2022.

Condition 7
No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include the following:

i) An introduction consisting of construction phase environmental management plan, definitions and abbreviations and project description and location
ii) Responsible persons and lines of communication
iii) A description of the construction programme

iv) Site working hours and a named person for residents to contact
v) Detailed site logistics arrangements
vi) Details of parking, deliveries and storage
vii) Details regarding dust and noise mitigation
viii) Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network, and
ix) Communication procedures during the construction programme with the LPA and local community regarding key construction issues – newsletters, fliers etc

Condition 8
Prior to the commencement of development, an Ecological Construction Method Statement shall be submitted to the local planning authority for approval. This will include all protection zones for trees and hedgerow protection buffers. It will also include precautionary measures to ensure that nesting birds, reptiles and small mammals are not at risk of death or injury as a result of the construction process. The development shall be undertaken in accordance with the approved Ecological Construction Method Statement

Condition 9
Prior to the occupation of the first dwelling, details of the charging points infrastructure shall be submitted to and approved in writing by the local planning authority. No individual dwelling shall be occupied until the points have been installed in accordance with the approved details.

Condition 10
Prior to commencement of development an acoustic report shall be submitted to the local planning authority for approval in writing prior to its implementation. The report shall demonstrate that the internal and external amenity standards of BS8233:2014 Guidance on sound insulation and noise reduction for buildings (or any subsequent version) and WHO Guidelines for Community Noise (1999) can be achieved within the development. The report must include full details of any scheme of mitigation required to achieve this, which if approved, must be
implemented in full and maintained in that way in perpetuity.

Condition 11
No residential unit shall be occupied until those parts of the Residential Travel Plan capable of being implemented prior to occupation have been implemented. Those parts identified for implementation after occupation shall be implemented in accordance with the timetable contained therein and shall continue to be implemented as long as any part of the development is occupied. The Residential Travel Plan Co-ordinator shall be appointed and carry out the identified duties to implement the Residential Travel Plan for a period from first occupation until at least 2 years following occupation of the last residential unit.

Condition 12
Notwithstanding the details of the development access shown on plan CTP-18-500 SK02, prior to first occupation, the access shall have been provided to the following standards:
a) Junction radii 7.5metres, and
b) Carriageway width over at least the first 10metres from the edge of Old Semington Road, 6metres.

Condition 14
Prior to the occupation of the first dwelling details shall be submitted for approval to the local planning authority of a new bus stop to be provided for northbound buses located to the south of the access point to the site. The new bus stop shall include high access kerbs, improved footway surfacing at the location of the high access kerbs, and a bus stop flag sign with timetable case. The bus stop details when approved shall be implemented prior to occupation of the first dwelling.

Condition 15
Prior to commencement of the development a Lighting Strategy for the site shall be submitted to the local planning authority for approval. This shall give details of lighting units proposed and shall include a lux plot

that demonstrates that it will be possible to maintain a level of no more than 0.5 Lux at the canopy edge of trees and the edge of boundary hedgerows. This shall be implemented before occupation of the first dwelling.

Condition 17
Prior to the commencement of development, a plan developed by an appropriately qualified ecologist shall be submitted to and approved in writing by the LPA of: integral bat roosting and integral Swift Bricks within buildings. The agreed Plan shall show the number, specification of the bat roosting and Swift Brick features and where they will be located, together with a commitment to being installed under the instruction of an appropriately qualified ecological consultant. All approved features shall be installed prior to first occupation of the dwelling on which they are located and retained thereafter.

Yours faithfully
Head of Development Management