Wiltshire Council

Mr. D. Hicks
Country Court Care Ltd

C/o Agent

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26 February 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) **5, 20 and 21**.

The Conditions state:

5. No development shall commence on site (including ground works and vegetation clearance) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The plan shall include details of the measures that will be taken to reduce and manage the emission of noise, vibration and dust during the construction phase of the development and to ensure adequate protection and mitigation for ecological receptors prior to and during construction. The CEMP shall include, but not necessarily be limited to, the following : Location of tree and hedgerow root protection areas and details of physical means of protection by fencing in accordance with BS 5837: 2012, during the development phase for all retained trees and hedgerows as shown in Appendix 5 Tree Constraints Plan in Arboricultural Report and Impact Assessment, AWA Tree Consultants ref AWA3128 dated June 2020 i) Working method statements for protected/priority species, such as nesting birds and reptiles. ii) 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. iii) Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).
iv) The movement of construction vehicles;
v) The cutting or other processing of building materials on site;
vi) Wheel washing and vehicle wash down facilities;

vii) The transportation and storage of waste and building materials; Viii) The recycling of waste materials (if any)
ix) The loading and unloading of equipment and materials
x) The location and use of generators and temporary site accommodation
xi) Details of Pile driving (If it is to be within 200m of residential properties)
The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

REASONS: To reduce and manage the emission of noise, vibration and dust during the construction phase of the development, and, to ensure adequate protection and mitigation for ecological receptors prior to and during construction, and that works are undertaken in line with current best practice and industry standards and are supervised by a suitably licensed and competent professional ecological consultant where applicable.

20. Before development commences above slab level, a scheme for biodiversity net gain (and in accordance with the Recommendations in the Ecological Appraisal by Fauna Forest Ecology Ltd dated October 2020) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the provision of bat boxes and bricks for nesting birds including swifts. The mitigation measures shall be carried out in full prior to the first occupation of the development or in accordance with the timetable submitted for the scheme and shall be maintained thereafter in situ for the lifetime of the development.

REASON: To mitigate against the loss of existing biodiversity and nature habitats and provide biodiversity net gain.

21. No development shall commence on the development above slab level until a detailed landscape masterplan including the long term management of landscape features and details of measures to achieve ecological net gain has been submitted to and approved in writing by the Local Planning Authority. The plan shall include a scheme for tree planting to encourage biodiversity and provide sustainable drainage (eg through permeable paving, green roofs and rain gardens). The masterplan details shall include:-
• The location and current canopy spread of all existing trees and hedgerows on the land; full details of any to be retained, together with measures for their protection in the course of development in accordance with British Standard 5837:
2012: "Trees in Relation to Design, Demolition and Construction - Recommendations" • Notwithstanding the positions of any boundary fences shown on the approved plans, the provision of an ecotone buffer (between 1 to 2 metres in depth) between existing trees and hedgerows and any new fences or enclosures.
• a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
• Details of a planting plan for larger (feathered) trees and hedgerow plants for the perimeters of the site where there are gaps in the vegetation, of a stock size, species and location to be agreed in writing with the Local Planning Authority. The scheme shall include hedgerow and tree planting on the eastern border of the VRM compound and bin store.
• A maintenance schedule for the first five years
• The trees and hedgerow plants shall be planted in accordance with BS3936 (Parts 1 and 4), BS4043 and BS4428

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 of the building above slab level commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory and maintained landscaped setting for the development, the protection of existing important landscape features and trees and to encourage biodiversity net gain and sustainable drainage

The ecologist agreed to the following details and stated:

We welcome the information submitted in support of the discharge of conditions 5, 20 and 21 in relation to Ecology to include:

- **Detailed Landscape proposals 1 of 2 KL-556-001. June 2023. Kova Landscape Ltd**
- **Detailed Landscape Proposals 2 of 2 KL-556-002. May 2023. Kova Landscape Ltd**
- **Construction Environment Management Plan. October 2023. Temple Safety Ltd**
- **Arboricultural Method Statement. February 2024. AWA Tree Consultants**.

The additional information submitted in support of the application included the Arboricultural Method Statement which includes a root protection plan of trees and hedgerows to be retained together with detail and locations of protective fencing.

Sufficient information has now been submitted in support of the discharge of details for conditions 5, 20 and 21 and assuming works are carried out in accordance with the above listed documents, we would support the discharge of these conditions.

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

Yours faithfully

Head of Development Management