Wiltshire Council

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14 March 2024

Dear Sir/Madam

Partial Discharge of Condition

Application No:	PL/2023/10089
Proposal:	To partially discharge OPP Discharge of Condition 17, Hard and Soft Landscaping of planning application 17/12461/OUT - Old Stables below ground drainage
Site Address	Tottenham House Stables, Savernake, Marlborough SN8 3BE
On Behalf of	Mr Chris Rokos

Thank you for your recent request application for the partial discharge of Condition 17 which required the submission of detailed proposals for hard and soft landscaping and related issues including "proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc.)".

The overall proposals relate to works for the renewal of the below ground drainage arrangements for the Old Stables including the foul and surface water drainage network
immediately adjacent to, and below, the Stables, Garages, and the south wall of the Walled Garden, up to the connections with the proposed site wide drainage network. This planning discharge of conditions application relates to the proposals around and outside the Stable Block. An accompanying listed building discharge of conditions (PL/2023/10392) relates to the proposals for runs within the foundations beneath the footprint of the building.

It is understood that some areas of the layout within the buildings are currently in development and that details for these areas will be finalised in due course with any additional below ground drainage requirements arising from the forthcoming catering kitchen and related proposals submitted at a later date once the full scope of changes has been finalised.

The proposals are summarised in your covering letter ref. GAO/JOR/SAV/KAT/HDA/U0011639, dated 17th November 2023 and set out within the following documents:

Archaeology Statement (dated 23 January 2024), prepared by BSA Heritage
Justification Statement (dated 17 November 2023), prepared by ADAM Architecture
Statement to accompany the planning application for the Old Stable Block below ground drainage proposals (dated 17 November 2023), prepared by Alan Baxter Associates

Proposed Below Ground Drainage Plan Sheet 1 ref. THB002-ABAXX-00-C-3020 Rev B
Proposed Below Ground Drainage Plan Sheet 2 ref. THB002-ABAXX-00-C-3021 Rev D

Typical Drainage details Sheet 1 ref. THB002-ABA-XX-00-C-3030
Typical Drainage details Sheet 2 ref. THB002-ABA-XX-00-C-3031 Rev B

Additional advice included in your email dated 29th February 2024 with regard to the exit of drainage runs through footings.

The proposals are considered to be acceptable in providing design and structural details for new below ground drainage runs which facilitate the layout and provision of facilities previously granted approval whilst being designed to avoid or mitigate any impact on landscape, trees and archaeology. The works should now be carried out in accordance with the details listed above. In particular you are reminded to pay attention to paragraphs 1.26-8 of the Archaeological Assessment from BSA Heritage which include a commitment to archaeologically monitor any new trenching on previously undisturbed ground beyond the buildings via specific Written Schemes of Investigation (WSIs), to be prepared as required following discussions with Wiltshire council Archaeology Service (WCAS) and in accordance with Condition 14 to the main consent 17/12461/OUT.

This letter acts as official confirmation and therefore I suggest that you attach it to the decision notice as evidence that you have complied with the requirements of the relevant condition.

Yours faithfully
Head of Development Management