Wiltshire Council

Hannick Homes & Developments Ltd and
Cotswold Homes Ltd
C/o Cotswold Homes Ltd
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Great Western Business Park
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30 April 2024

Dear Mr J Durant

Discharge of Condition

Application No:	PL/2023/07243
Proposal:	Discharge of conditions 8, 10, 11, 12, 16 and 18 of 20/08341/OUT
Site Address	Land South West of Park Road, Malmesbury, Wiltshire
On Behalf of	Hannick Homes & Developments Ltd and Cotswold Homes Ltd

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

I can confirm that the details submitted satisfy the following conditions of the above planning application and that these have been found to be acceptable.

8) No development hereby permitted shall commence (including demolition, ground works and vegetation clearance associated with the provision and improvements in Park Road) until a Construction Ecological Management Plan (CEcoMP) has been submitted to, and approved in writing by, the local planning authority. The CEcoMP shall include, but not necessarily be limited to, the following:

i. Risk assessment of potentially damaging construction activities;
ii. Identification of 'biodiversity and tree protection zones';
iii. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);
iv. The location and timing of sensitive works to avoid harm to biodiversity features;
v. The times during construction when specialist ecologists need to be present on site to oversee works;
vi. Responsible persons and lines of communication;
vii. The role and responsibilities on site of an ecological clerk of works or similarly competent person(s);
viii. Use of protective fences, exclusion barriers and warning signs,
and;.
ix. Ongoing monitoring, including compliance checks by a competent person(s) during construction and immediately post-completion of construction works.

The approved CEcoMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

10) No development hereby permitted shall commence on site until a Scheme for the discharge of surface water from the site, including Sustainable Drainage Systems (SuDS) and all third party approvals, based on the approved Flood Risk Assessment (Land South West of Park Road.
Malmesbury, Wiltshire, Flood Risk Assessment – Hannick Homes, September 2020, prepared by PFA Consulting) and the Surface Water Drainage Strategy contained within it, has been submitted to, and approved in writing by, the local planning authority.
The Scheme details shall include any required off-site capacity improvements needed to allow the site to be served, and to include a programme allowing sufficient time for the delivery of any required improvements. The Scheme shall include details of how any surface water from outside the site and likely to flow across it will be taken into account. The Scheme shall ensure that there is no surface water drainage from the site, directly or indirectly, to the public foul sewer. The development shall be carried out strictly in accordance with the approved Scheme. No dwelling hereby permitted shall be occupied until the approved SuDS and the approved Surface Water Drainage Strategy to serve that dwelling has been completed in accordance with the approved details. The SuDS shall thereafter be managed and maintained thereafter in accordance with the approved details.

11) No development hereby permitted shall commence until a Scheme to ensure the following has been submitted to, and approved in writing by, the local planning authority:

i. There is no raising of ground levels within the current or future flood zones 2 and 3, or that any raising is suitably compensated for a level for level basis, and;

ii. Finished floor levels are set no lower than 600mm above the 1 in 100 year design flood level, plus and appropriate allowance for climate change.

The development shall thereafter be carried out in accordance with the approved Scheme which shall be fully implemented and subsequently maintained in accordance with the Scheme's timing and phasing Arrangements

12) No development shall commence on site until a Flooding Emergency Access and Egress Management Plan (the Management Plan), taking account of guidance in the Planning Practice Guidance on how to ensure safe access and egress to and from the development and including details
of the lockable bollards as shown on approved drawing No H656/03 Rev E and the arrangements for their access by the emergency services, has been submitted to, and approved in writing by, the local planning authority. The access and egress provisions from the approved Management Plan shall be implemented prior to the first occupation of any dwelling on the site and emergency access and egress shall be maintained in accordance with the approved Management Plan thereafter.

16) No development hereby permitted shall commence (including demolition, site clearance, ground works and vegetation clearance associated with provision and improvements in Park Road) until a Construction Management Statement, has been submitted to, and approved in writing by, the local planning authority. The Statement shall include details of the following:

i. Inclusion of and reference to a site plan;
ii. The parking of vehicles of site operatives and visitors;
iii. Loading and unloading of plant and materials;
iv. storage of plant and materials used in constructing the development;
v. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
vi. Wheel washing facilities;
vii. Measures to control the emission of dust and dirt during construction;
viii. A scheme for recycling/disposing of waste resulting from demolition and construction works;
ix. Measures for the protection of the natural environment;
x. Hours of construction, including deliveries;
xi. Pre-condition photo survey;
xii. Routing plan;
xiii. Traffic Management Plan (including signage drawing(s));
xiv. Estimated Number (daily/weekly) and size of delivery vehicles;
xv. Estimated Number of contractor/staff vehicle movements;
xvi. Details of temporary/permanent Traffic Regulation Orders; and;
xvii. Phases plan.

The development shall not be carried out otherwise than in accordance with the approved construction method statement without the prior written approval of the local planning authority. The approved Statement shall be adhered to throughout the construction period.

18) No development hereby permitted shall commence until a scheme proving for a Residential Travel Information Pack has been submitted to, and approved in writing by, the local planning authority. No dwelling shall be first occupied until the approved scheme has been implemented.

Yours faithfully

Head of Development Management