Wiltshire Council

Hannick Homes & Developments Ltd and
Cotswold Homes Ltd
C/o Cotswold Homes Ltd
West House
Armstrong Way
Great Western Business Park
Yate
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Development Services
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30th April 2024

Dear Mr J Durant

Discharge of Condition

Application No:	PL/2023/05416
Proposal:	Discharge of conditions 6, 9 and 21 of 20/08341/OUT
Site Address	Land SW of Park Road, NW of Park Close and NE of White Lion Park, Malmesbury, Wilts
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.

6) No development hereby permitted shall commence until full details of the proposed site levels (above ordnance datum), together with the finished floor slab levels of the proposed buildings and structures (including roads and footpaths), in relation to existing ground levels have been submitted to, and approved in writing by, the local planning authority. The development shall be carried out in accordance with the approved details.

9) No demolition, site clearance or development hereby permitted shall commence on site until an Arboricultural Method Statement (AMS) prepared by an arboricultural consultant providing comprehensive details of construction works in relation to trees has been submitted to, and approved in writing by, the local planning authority. All works shall subsequently be carried out in strict accordance with the approved AMS.
In particular, the AMS must provide the following:

i. A specification for protective fencing to trees during both demolition and construction phases for all development associated with the development hereby approved, including the trees and hedges in Park Road, which complies with British Standard BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations (or in an equivalent British Standard if replaced) and a plan indicating the alignment of the protective fencing;
ii. A specification for scaffolding and ground protection within tree protection zones in accordance with BS 5837:2012 (or in an equivalent British Standard if replaced);
iii. A schedule of tree works conforming to British Standard BS 3998:2010 Tree work - Recommendations (or an equivalent British Standard if replaced);
iv. Details of general arboricultural matters such as the area for storage of materials, concrete mixing and use of fires;

v. Plans and particulars showing the siting of the service and piping infrastructure;
vi. A full specification for the construction of any arboriculturally sensitive structures and sections through them, including the installation of boundary treatment works, the method of construction of the access driveway including details of any no-dig specification and extent of the areas of any driveways to be constructed using a no-dig specification;
vii. Details of the works requiring arboricultural supervision to be carried out by an arboricultural consultant, including details of the frequency of supervisory visits and procedure for notifying the local planning authority of the findings of the supervisory visits; and viii. Details of all other activities, which have implications for trees on or adjacent to the site and works that form part of the development hereby permitted.

Subsequently, and until the completion of all site works, site visits should be carried out on a monthly basis by an arboricultural consultant. A report detailing the results of site supervision and any necessary remedial works undertaken or required should then be submitted to, and approved in writing by, the local planning authority on a monthly basis.
Any approved remedial works shall subsequently be carried out under strict supervision by the arboricultural consultant in accordance with the approved details.

21) Notwithstanding the submitted Ecological Parameters Plan (Ecology Solutions, Rev A, September 2021), no development hereby permitted shall commence until a Revised Ecological Parameters Plan has been submitted to, and approved in writing by, the local planning authority.
The Revised Ecological Parameters Plan shall show a buffer, forming a dark corridor for bats adjacent to the north-west boundary of the site. This dark corridor shall be a minimum of 3-5m wide, measured from the edge boundary line of the existing hedge on/adjacent to this boundary (as illustrated on the submitted Ecological Parameters Plan). This minimum will be required to allow suitable access for maintenance and to protect tree roots as well as to protect foraging and commuting bats including lesser horseshoe and Barbastelle species.
The dark corridor shall be provided in accordance with the approved Revised Ecological Parameters Plan and shall remain at all times

Yours faithfully
Head of Development Management