Wiltshire Council

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23 May 2024

Dear Sir/Madam

Discharge of Condition

Application No:	PL/2023/07631
Proposal:	Discharge of Conditions No 3,4,5 and 8 on PL/2022/06472 (Conversion of barn to 2 No. holiday-lets; demolition of 2 No. modern barns; erection of single storey reception building; erection of 8 No. glamping cabins; and associated drainage and landscaping works.)
Site Address	Newpool Farm, Poplar Tree Lane, Southwick, Trowbridge, BA14 9NB
On Behalf of	-

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

After consideration of the information you have provided we are pleased to agree that the following conditions are discharged -

Condition 3: Submission of a scheme of hard and soft landscaping
Condition 5: Details of surface water drainage
Condition 8: Submission of a Construction Environmental Management Plan (CEMP)

Note condition 4 (soft landscaping planting) is not a condition that needs to be formerly discharged by written agreement.

List of conditions discharged by this request. (3)

3 No development shall commence above ground floor slab level until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:

· A detailed planting specification showing all plant species, supply and planting sizes and planting densities.

REASON: In order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

5 No development hereby approved shall commence above ground floor slab level until a detailed scheme for the discharge of surface water from the site (including surface water from the access / driveway), incorporating sustainable drainage details together with permeability test results to BRE365 and including all necessary permits, consents and permissions, has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: In order that the development is undertaken in an acceptable manner and to ensure that the development can be adequately drained.

8 No development shall commence on site (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, but not necessarily be limited to, the following:
a) Risk assessment of potentially damaging construction activities
b) Identification of 'biodiversity protection zones'
c) 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)
d) The location and timing of sensitive works to avoid harm to biodiversity features
e) The times during construction when specialists ecologists need to be present on site to oversee works
f) Responsible persons and lines of communication
g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person(s)
h) Use of protective fences, exclusion barriers and warning signs.
i) Ongoing monitoring, including compliance checks by a competent person(s) during construction and immediately post-completion of construction works.

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

A report prepared by a competent person(s), certifying that the required mitigation and/or compensation measures identified in the CEMP have been completed to their satisfaction, shall be submitted to the Local Planning Authority within 3 months of the date of substantial completion of the development or at the end of the next available planting season, whichever is the sooner.

REASON: To ensure adequate protection, mitigation and compensation for protected species, priority species and priority habitats.

Yours faithfully
Head of Development Management