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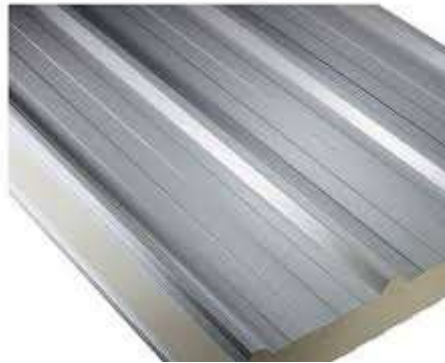
**Proposed Animal Resource Centre,
Silverwood School, Rowde. SN10 2QQ:
Discharge of planning conditions: Schedule of information.**

Introduction:

This schedule is prepared as supporting information for the application to discharge planning conditions attached to the consent ref: PL/2025/02986.

That permission is for a new small barn and attached classroom for the Silverwood School Charity Trust.

Condition no.	Condition subject	Information submitted
3	<i>No development shall commence on site until details of the external materials to be used on the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.</i>	Proposed wall cladding: Vertical & horizontal wooden boarding, (Western Red Cedar) 

		Proposed roof sheeting: Box profile composite insulated roof panel, (Goosewing Grey). 
4	<i>No external light fixture or fitting will be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation.</i> <i>The plans will be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.</i>	We can confirm that there is no existing lighting on the application site. Proposed external lighting for the buildings would be downward facing on timers of less than five minutes, (proposed timing would be between 30 seconds to 1 minute), and no more than 2700 Kelvin. Lights would not normally be required during the hours of darkness. The appointed ecologist has supplied an information sheet with guidance on providing suitable lighting, which will be followed for the proposed installation. This information is submitted as part of this application along with an information sheet proposing a suitable type of light fitting.
5	<i>No development shall commence on site 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:</i> <i>• location and current canopy spread of all existing trees and hedgerows on the land;</i>	The consented site layout, ref: 24045-106-B, has been updated to revision 'D' and submitted with this application. This illustrates the proposed hard & soft landscaping for the application site. We can confirm that there are no existing trees or hedges on the site for the two buildings. Also, there are no known existing functioning services above and below ground.

	• full details of any to be retained, together with measures for their protection in the course of development; • a detailed planting specification showing all plant species, supply and planting sizes and planting densities; • finished levels and contours; • means of enclosure; • other vehicle and pedestrian access and circulation areas; • all hard and soft surfacing materials; • proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc)	The site around the buildings is mainly laid to grass and with suitable areas of concrete path and hardstanding compatible with the keeping of livestock. A double line of 1.2m high stockproof fencing is indicated as a suitable measure for containing the livestock.
7	No development shall commence until a drainage strategy has been submitted to and approved in writing by the local planning authority. The strategy shall be designed in accordance with the Non-statutory Technical Standards for Sustainable Drainage Systems and the latest SuDS Manual (C753) to include: a. A detailed plan showing the existing drainage features on the site and how the proposed drainage strategy will be implemented. b. The applicant must outline the proposed finished floor level for each building. c. The applicant must provide a plan demonstrating overland exceedance routes for flows in excess of the 1 in 100-year plus climate change (40%) rainfall event, that minimise the risk to people and property. d. The applicant must provide a construction management plan that demonstrates how pollution to groundwater and the adjacent watercourse Rowde Ford will be prevented. The development shall subsequently be carried out in accordance with the approved details.	Wiltshire Council Building Control will be the Building Regulations authority for assessing and inspecting all surface water drainage works for this project. This will take place when the construction drawings have been prepared and made available to the Council building control team. The submitted Hydrock Flood Risk Assessment and Hydraulic modelling report for the whole site provides suitable confirmation that the site is not at risk of flooding nor that the proposed two small buildings will displace surface water elsewhere. The FFL of the two buildings will be set at 300mm above the adjacent natural ground level as aprecaution.
8	No development shall commence on site until details of the works for the disposal of sewerage including as appropriate the	Wiltshire Council Building Control will be the Building Regulations authority for assessing and inspecting all foul

	<i>point of connection to the existing services for the wider site have been submitted to and approved in writing by the Local Planning Authority. No development shall be first occupied until the approved sewerage details have been fully implemented in accordance with the approved plans.</i>	drainage works for this project. This will take place when the construction drawings have been prepared and made available to the Council building control team.
9	<i>Prior to the commencement of works, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, a Construction Environmental Management Plan (CEMP) shall be submitted to the local planning authority for approval in writing.</i>	Refer to the submitted CEMP.

Howard Waters RIBA

BA; B.Arch; MSc: (Conservation of Historic Buildings)

17th March 2026