

02 September 2026

Dear Sir/Madam

TOWN AND COUNTY PLANNING ACT 1990 (as amended)
APPROVAL OF DETAILS RESERVED BY CONDITION

Application No:	PL/2026/03841
Proposal:	Discharge of conditions 1 (Demolition Environmental Management Plan), 2 (Temporary treatment), 3 (Asbestos survey), 4 (Construction Method Statement) and 6 (Construction Environmental Management Plan) of PL/2025/02050.
Site Address:	Co-Operative Food, Mill Street, Calne, SN11 0HT
On Behalf Of:	Cedar Care Homes Mortimer House, Clifton Down Road, Clifton, Bristol, BS8 4AE

I refer to your application for the discharge of condition(s) attached to the above planning permission dated 17 June 2026. After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

1. The development hereby approved shall not commence until a Demolition Environmental Management Plan (DEMP) has been submitted to and approved in writing by the local planning authority. The DEMP shall include details of the following relevant measures:
 - i. An introduction consisting of demolition phase environmental management plan, definitions and abbreviations and project description and location;
 - ii. A description of management responsibilities;
 - iii. A description of the demolition programme;
 - iv. A named person and telephone number for residents and LPA to contact;
 - v. Detailed Site logistics arrangements;
 - vi. Details regarding parking, deliveries, and storage;
 - vii. Details regarding waste disposal and recycling arrangements
 - viii. Details regarding dust and noise mitigation;
 - ix. Details regarding measures to protect adjacent buildings and structures
 - x. Details regarding measures to protect adjacent trees
 - xi. Details regarding measures to protect the adjacent water body

- xii. Details of the hours of works and other measures to mitigate the impact of demolition on the amenity of the area and safety of the highway network; and
- xiii. Communication procedures with the LPA and local community regarding key demolition issues – crusher durations etc.

Demolition shall thereafter be carried out strictly in accordance with the approved method statement.

REASON: To safeguard the character and appearance of the conservation area and to ensure that appropriate levels of amenity are achievable.

- 2** The development hereby approved shall not commence until a scheme for the temporary treatment of the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- i. Measures to prevent visual blight (e.g. hoarding, landscaping, temporary surfacing);
- ii. Drainage and surface water management;
- iii. Maintenance arrangements for the temporary treatment.

The works for the temporary treatment shall be commenced within 28 days of completion of the works to demolish the building and the temporary treatment shall be maintained until redevelopment of the site commences.

REASON: To preserve the visual amenity and character of the conservation area in the interim period before commencement of redevelopment.

- 3** The development hereby approved shall not commence until and Asbestos survey has been completed on the building to be demolished. Should the presence of asbestos be noted then a full asbestos management plan shall be submitted to and approved in writing by the local planning authority before development is commenced and the development shall not be carried out otherwise than in accordance with the approved plan.

REASON: To ensure that appropriate levels of amenity are achievable

- 4** The development hereby approved shall not commence until a Construction Method Statement, which shall include the following:

- i. Routing Plan;
- ii. Traffic Management Plan (including signage drawing(s));
- iii. Number (daily/weekly) and size of delivery vehicles;
- iv. Number of staff vehicle movements;
- v. Parking and Site Management Plan;

- vi. Details of temporary/permanent Traffic Regulation Orders; and
- vii. Phases Plan

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the demolition period.

The development shall not be carried out otherwise than in accordance with the approved construction method statement without the prior written permission of the Local Planning Authority.

REASON: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety.

- 5** Prior to the commencement of works, including demolition, site clearance, and vegetation clearance, a Construction Environmental Management Plan (CEMP) shall be submitted to the local planning authority for approval in writing. The Plan shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase, including but not necessarily limited to, the following:
- i) Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing.
 - ii) Working method statements for protected/priority species, such as nesting birds, bats, amphibians and reptiles.
 - iii) Working method statement for the River Marden priority habitat stating how pollution of the watercourse will be prevented during the works
 - iv) Work schedules for activities with specific timing requirements in order to avoid/reduce potential harm to ecological receptors; including details of when a licensed ecologist and/or ecological clerk of works (ECoW) shall be present on site
 - v) Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).

Development shall be carried out in strict accordance with the approved CEMP.

REASON: To ensure adequate protection and mitigation for ecological receptors prior to and during construction, and that works are undertaken in line with current best practice and industry standards and are supervised by a suitably licensed and competent professional ecological consultant where applicable.

In relation to these conditions, the following documents have been submitted;

Application Form. Received on 17 June 2026

Cedar Care Proposed Hoarding Signage. Received on 17 June 2026

Cedar Care Proposed Site Plan. Received on 17 June 2026

Construction Environmental Management Plan. Received on 30 June 2026

Construction Phase Health, Safety and Environmental Management Plan. Received on 30 June 2026

Demolition Environmental Management Plan. Received on 30 June 2026

Demolition Programme and Enabling Works. Received on 17 June 2026

Demolition Survey. Received on 30 June 2026

Design Document – SSE Networks Plan. Received on 17 June 2026

S169 Scaffold Application. Received on 30 June 2026

Traffic Routes Calne. Received on 30 June 2026

Tree Protection Plan. 24/07/162/NH. Received on 17 June 2026

Site Hoarding Details. Received on 17 June 2026

Street Manager Permit. Received on 17 June 2026

Proposed Site Plan, Calne Construction Phase 1. Received on 17 June 2026

Proposed Site Plan, Calne Construction Phase 2. Received on 17 June 2026

Demolition and Interim Phase Drainage Strategy. Received on 17 June 2026

Reason for Decision:

In order to ascertain if the documents listed within the preceding section of this report meet the requirements of the aforementioned conditions, the LPA undertook consultations with the following WC specialists;

Conservation Officer

Highway Engineer

Public Protection Officer

Arboricultural Officer

Ecology Officer

There are no objections or concerns from any of those services and provided the works are undertaken in accordance with the details as submitted, it is considered that the terms of the relevant conditions will be met.

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(s).

Yours faithfully

Head of Development Management

NOTES:

1. **Approved Conditions:**

If the condition(s) have been discharged, you may proceed with the development in accordance with the approved details. Please ensure that the approved documents or plans are implemented on-site and adhered to as part of the development. It is important to comply with all conditions of the planning permission to ensure the development remains lawful.

2. **Refused Conditions:**

If the discharge of the condition(s) has been refused, you may submit revised details or further information to address the issues raised as part of a further discharge of the condition's application. Please ensure that any resubmission adequately addresses the reasons for refusal. Alternatively, you can appeal the Council's decision (see below for details).

3. **Partially Discharged Conditions:**

If the condition(s) have been partially discharged, the remaining details that are required must be submitted for further consideration. You should provide the necessary documents in accordance with any timeframe or trigger specified in the condition to allow for the full discharge of the condition(s).

Right of Appeal:

If you are aggrieved by the decision to refuse to discharge a condition or if the condition has only been partially discharged, you have the right to **appeal** the decision to the **Planning Inspectorate**.

The appeal must be made within **6 months** from the date of this decision notice. If the appeal is submitted after this 6-month period, the Planning Inspectorate will only consider it if there are exceptional circumstances.

The procedure for making an appeal is set out under **Section 78 of the Town and Country Planning Act 1990** (as amended), along with the relevant provisions in the **Planning and Compulsory Purchase Act 2004**.

For detailed guidance on how to submit your appeal, please visit the Planning Inspectorate's website:

<https://www.gov.uk/appeal-planning-decision>

Please be aware that when appealing against a refusal or failure to discharge a condition, the Planning Inspectorate will only consider whether the submitted details comply with the requirements of the condition and any relevant planning policies. They will not reconsider the original decision to grant planning permission or the reasonableness of imposing the condition itself.