

Update Sheet for Southern Area Planning Committee Meeting
23rd June 2022

Item 7a - 2022/00560 27 - The Oakbournes, Bishopdown

Item 7b – 2022/01048 – Land adjacent 2 Old Sarum Cottages, Portway, Old Sarum

Additional Conditions proposed following consultation responses from WC Ecology and WC Public Protection

Ecology:- No objection in principle subject to the following conditions.

(Replaces condition 9 contained in the Committee Report)

1) No development or removal of trees or shrubs shall take place until full details of a Wildlife Protection and Enhancement Scheme have been submitted to and approved in writing by the local planning authority. These details shall be in accordance with the mitigation and enhancement recommended in Sections 6 and 7 of the Ecology Report prepared by (KP Ecology, 1 June 2020), and include:

(i) Details of proposed measures that will be taken to avoid harm to wildlife, including but not exclusively, nesting birds, reptiles and bats.

(iii) Quantification of biodiversity net gain provision.

(iii) A development drawing showing the location(s) and type(s) of feature(s) to enhance the site for birds, bats, hedgehog and invertebrates.

(iv) A development drawing showing the location of 50m of native hedge.

REASON: To avoid adverse impacts on biodiversity.

2) No new external artificial lighting shall be installed at the site unless otherwise agreed in writing by the local planning authority. The submitted strategy must demonstrate that artificial light will not be directed on retained and vegetated corridors at the western boundaries of the Site.

REASON: In the interests of conserving biodiversity.

Informative:

Bats

There is a low risk that bats may occur at the development site. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost.

Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space.

Bat roosts are protected all times by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the applicant is advised to follow the advice of a professional ecologist or to contact Natural England's Batline through the internet.

Public Protection:- No objection in principle to the development subject to the following conditions.

1. No development shall commence on site until an investigation of the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses (including asbestos) has been carried out and all of the following steps have been complied with to the satisfaction of the Local Planning Authority:

Step (i) A written report has been submitted to and approved by the Local Planning Authority which shall include details of the previous uses of the site and any adjacent sites for at least the last 100 years and a description of the current condition of the sites with regard to any activities that may have caused contamination. The report shall confirm whether or not it is likely that contamination may be present on the site and the potential impact of any adjacent sites.

Step (ii) If the above report indicates that contamination may be present on, under or potentially affecting the proposed development site from adjacent land, or if evidence of contamination is found, a more detailed site investigation and risk assessment should be carried out in accordance with DEFRA and Environment Agency's "Model Procedures for the Management of Land Contamination CLR11" and other authoritative guidance and a report detailing the site investigation and risk assessment shall be submitted to and approved in writing by the Local Planning Authority.

Step (iii) If the report submitted pursuant to step (i) or (ii) indicates that remedial works are required, full details must be submitted to the Local Planning Authority and approved in writing and thereafter implemented prior to the commencement of the development or in accordance with a timetable that has been agreed in writing by the Local Planning Authority as part of the

approved remediation scheme. On completion of any required remedial works the applicant shall provide written confirmation to the Local Planning Authority that the works have been completed in accordance with the agreed remediation strategy.

REASON:- To ensure that any contaminants are remediated from the site prior to the development hereby approved commencing.

2. Prior to commencement of development an acoustic report shall be submitted to the LPA for approval in writing prior to implementation. The report shall demonstrate that the internal and external amenity standards of BS8233:2014 *Guidance on sound insulation and noise reduction for buildings (or any subsequent version)* and WHO *Guidelines for Community Noise* (1999) can be achieved within the development. The report must include full details of any scheme of mitigation required to achieve this which if approved must be implemented in full and maintained in that way in perpetuity.

In discharging this condition the applicant should engage an Acoustic Consultant. The consultant should carry out a background noise survey and noise assessment according to BS8233: 2014 (or any subsequent version) and demonstrate that internal and external noise levels will not exceed the guideline noise levels contained in Section 7.7 (table 4) of BS8233:2014. The report should also demonstrate that internal maximum noise levels in bedrooms will not normally exceed 45dB L_{max} between the hours of 23:00 and 07:00.

REASON: To ensure that the occupants of the dwellings hereby approved are safeguarded from any potential traffic noise.

3. No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 0800 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

REASON: In the interests of the amenities of nearby residents

4. No pressure washers shall be used on the adjoining coach parking area on the land outlined in blue on the approved plans after 18:00 and before 08:00 Monday to Sunday.

REASON: In the interests of the amenities of nearby residents