

The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2023/08490

Decision Date: 24 April 2024

Applicant: Royal Mail Group
c/o agent, United Kingdom

Particulars of Development: Demolition of existing vehicle testing centre, and erection of new delivery office, with associated car parking, landscaping and other ancillary development

At: Former Goods Vehicle Testing Station, Brunel Road,
Salisbury, SP2 7PU

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 38 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

Conditions: (15)

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
 - 5016367-RDG-XX-XX-SM-M-4000 - Plant Room Heating Schematic Layout dated 17/12/2021
 - 5016367-RDG-XX-XX-DR-M-4411 - External Plant Layout dated 17/12/2021
 - 5016367-RDG-XX-ST-PL-E-0901 Rev.C - Proposed External Lighting Layout dated 09/10/2021
 - RMSDO-WBA-NB-00-DR-A-PL_004 - Proposed Floor Plans dated 13/09/2023

- RMSDO-WBA-NB-00-DR-A-PL_007 - Proposed Elevations dated 13/09/2023
 - RMSDO-WBA-NB-RF-DR-A-PL_005 - Proposed Roof Plan dated 14/09/2023
 - RMSDO-WBA-SI-00-DR-A-PL_001 - Location Plan dated 05/09/2023
 - RMSDO-WBA-SI-00-DR-A-PL_003 - Proposed Site Plan dated 13/09/2023
 - RMSDO-WBA-SI-00-DR-A-PL_009 - Air and Water Unit dated 13/09/2023
 - RMSDO-WBA-SI-00-DR-A-PL_010 - Proposed Cycle Shelter dated 14/09/2023
 - RMSDO-WBA-SI-00-DR-A-PL_011 - Proposed Substation dated 13/09/2023
 - SAL-HLM-00-00-DR-L-4500 Rev.P01 - Planting Schedules and Tree Protection Details dated 20/12/2021
 - SAL-MMD-XX-XX-DR-D-0001 Rev.P02 - Drainage General Arrangement dated 22/09/2023
 - SLSB-MMD-XX-XX-SK-T-0001 Rev.P01 - Vehicle Tracking (Sheet 1 of 2)
 - SLSB-MMD-XX-XX-SK-T-0001 Rev.P01 - Vehicle Tracking (Sheet 2 of 2)
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- Phase 1 geotechnical and geoenvironmental desk study Rev.D dated 20/09/2023
 - BREEAM Pre Assessment Report dated 29/09/2023
 - Planning Statement Rev.03 dated October 2023
 - Design and Access Statement dated September 2023
 - Flood Risk Assessment Rev.P03 dated 01/11/2023
 - Biodiversity Net Gain Assessment Rev.P01 dated 09/12/2021
 - Travel Assessment Rev.D dated 29/09/2023

REASON: For the avoidance of doubt and in the interests of proper planning.

- 3 The site shall be operated in strict accordance with the approved Travel Plan Rev.D from Mott MacDonald Ltd dated 29/09/2023 unless otherwise agreed in writing by the Local Planning Authority.

REASON: To manage travel demand to/from the site, reduce vehicle trips and promote sustainable transport options.

- 4 The development hereby permitted shall not be first brought into use until the whole of the parking area, has been consolidated and surfaced (not loose stone or gravel). It shall be maintained as such thereafter.

REASON: In the interests of highway safety.

- 5 Any gates shall be set back (as per the approved site plan) unless otherwise agreed in writing by the Local Planning Authority, such gates to open inwards only.

REASON: In the interests of highway safety.

- 6 No part of the development hereby permitted shall be first brought into use until the access, turning areas and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter and maintained free from the storage of materials.

REASON: In the interests of highway safety.

- 7 The development hereby permitted shall not be first brought into use, until the cycle parking facilities shown on the approved plans have been provided in full and made available for use. The cycle parking facilities shall be retained for use in accordance with the approved details at all times thereafter.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

- 8 The development will be carried out in strict accordance with the following documents/plans unless otherwise agreed in writing by the Local Planning Authority:

- Ecology Technical Note dated 26/09/2023;
- Biodiversity Net Gain Feasibility Report Rev.B dated 02/10/2023;
- Proposed External Lighting Layout dated 09/10/2021 and;
- Landscape Management and Maintenance Plan Rev.P01 dated 23/12/2021

REASON: For the avoidance of doubt and for the protection, mitigation, and enhancement of biodiversity and also to ensure the development is appropriately landscaped.

- 9 No development shall continue above slab level until details of the number, design, and locations of ecological features for biodiversity enhancement are submitted to the local planning authority for approval. This should include but not be limited to, bat and bird nesting boxes on retained vegetation.

These details should be clearly shown on a site plan/elevation drawings. The approved details shall be implemented before the redeveloped site is first brought into use and maintained and kept available thereafter.

REASON: To provide mitigation/enhancement for biodiversity and ensure appropriate consideration is given to incorporating biodiversity enhancements into the development.

- 10 All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first use of the building or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 11 No works on the construction of the new building shall take place until surface water drainage works have been implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements of national standards. The following shall be submitted to and approved in writing by the Local Planning Authority and works subsequently implemented and maintained in accordance with the agreed details:

1. A plan showing the cross sections and design of the permeable surface and subbase including details on the proposed lining and how the permeable subbase will drain towards the main carrier pipes within the stated design;
2. A manhole / inspection chamber schedule to include cover and invert levels;
3. Confirmation and acceptance of an agreed connection point and discharge rate for surface water disposal from the sewerage undertaker;
4. A construction management plan, which shall include monitoring of, and measures to retain, the existing vegetation across the site, together with details of drainage arrangements during the construction phase, shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority; and;
5. Undertaking of additional drainage surveys to confirm the condition and locations of the existing surface water and foul outfalls. If the condition is poor, a new connection to the adopted surface water sewer in Brunel Road will be required.

REASON: To ensure the development is adequately drained and does not increase flood risk on or off site.

Within 6 months of the first use of the building, the applicant shall submit the final Certificate to the local planning authority certifying that the "Excellent" BREEAM standard (or any such equivalent national measure of sustainable building which replaces that scheme) has been achieved by the development.

REASON: To ensure that the objectives of sustainable development set out in Core Policy 41 of the Wiltshire Core Strategy are achieved.

- 13 The development shall be carried out in accordance with the approved RIBA Stage 2 – MEP Concept Design Report & Energy Assessment (D) by Ridge, dated 29/11/2023 unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the objectives of sustainable development set out in policies CP41, CP50 and CP57 of the Wiltshire Core Strategy are achieved.

- 14 The development shall be undertaken in accordance with the Archaeological Report undertaken by Wessex Archaeology (Ref: 254760.1, Issue 3 dated 14/12/2021) unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that no buried archaeological remains are lost as a result of the development.

- 15 Construction or demolition work shall only take place during the hours of 0800 to 18:00 Monday to Sunday.

REASON: To ensure that appropriate levels of amenity are achieved, as required by Core Policy 57 of the Wiltshire Core Strategy.

Informatives: (8)

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

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.

Nesting Birds

All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.

The application involves an alteration to the existing vehicle access/dropped kerb. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath,

carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.

The applicant is advised that, if it is proposed to drain this development directly into the river or carry out any work within 8 metres of the watercourse then a Land Drainage Consent is required from the Environment Agency. For further information see www.environment-agency.gov.uk

The applicant's attention is drawn to the following comments from Salisbury & Wilton Swifts and it is requested that some swift boxes are incorporated as part of the biodiversity enhancements for which further information is required to be submitted and agreed in writing with the local planning authority in connection with condition 9:

Salisbury & Wilton Swifts would like to request the installation of swift boxes on this new large delivery office building. Swifts in the UK are on the Birds of Conservation Concern (BoCC) Red List and are classified as Endangered on the IUCN Red List assessment of extinction risk for Great Britain. Their numbers declined by 60% between 1995 and 2020 and by 41% in just 10 years up to 2018, that is over 5% per annum! They are also listed by WSBRC as a Wiltshire Critical Species. Our comments are impartial observations, neither supporting nor objecting to the application.

The RSPB's Swift Mapper shows there are known nesting sites very close by to the north, east and west of this proposed building, and with a plentiful food supply from the nearby river, this building would provide an ideal opportunity to attract a new colony. (type postcode SP2 7PU into link <https://www.swiftmapper.org.uk/>).

Whilst the material and construction of this building may not allow for integral bricks, there are external boxes available. One such example is made by Impeckable <https://www.impeckable.co.uk/>. It is a lightweight box of a contemporary design with a 50-year guarantee which can be colour matched to the building material.

Ideally the boxes should be in clusters of 2-3 in the north, east and west elevations away from windows and doors at a height of 4m+, with clear flight access and no protruding ground floor roofs such as garages. It is extremely important that they are clearly marked on the elevation planning drawings to ensure they are not overlooked during the construction stage.

Swift boxes are also described as 'Universal' boxes as they are also used by other building dependent species such as the red-listed house sparrow, house martin and starling as well as blue tits and great tits. Providing bird nesting opportunities in this development would enhance the biodiversity and wildlife of the area. We would recommend conditioning the inclusion of at least 10 swift/universal boxes as swifts,

house martins and house sparrows are all colonial birds.

Parvis Khansari - Corporate Director, Place

NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
 - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
 - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk
- 4 **CIL.** The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website www.wiltshire.gov.uk/planninganddevelopment/planningpolicy

