Wiltshire Council

The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2023/08557

Decision Date: 11/11/2025

Applicant:	Clydesdale Group 3 The Works, 55 Millbrook Road East, Southampton , SO15 1HN
Particulars of Development:	Conversion of Riverside House to 3 x dwellings, demolition of existing building, erection of 14 dwellings, hard and soft landscaping and associated works
At:	Riverside Children's Resource Centre, 29 Churchfields Road, Salisbury, SP2 7NH

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 39 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:

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:

Location Plan ref 8113_L02/1 Rev A received 7 Oct 2025

Proposed Site Plan ref 8113_D01_Rev K dated 7/10/25

Riverside House – Proposed basement floor plan ref 8113_d06/1 dated June 2023

Riverside House – Proposed ground floor plan ref 8113_d08/1 dated June 2023

Riverside House – Proposed first floor plan ref 8113_d09/1 dated June 2023

Riverside House – Proposed second floor plan ref 8113_d010/1 dated June 2023

Riverside House – Proposed east and west elevations ref 8113_d014/1 dated June 2023

Riverside House – Existing and Proposed south elevations ref 8113_d016/1 dated June 2023

Riverside House – Proposed south elevations ref 8113_d13/1 dated June 2023

Riverside House – Proposed north elevation ref 8113_d11/1 dated June 2023

Existing and Proposed Street Elevations ref 8113_D015/1 dated June 2023

Existing and Proposed Site Sections ref 8113_D041/1 dated June 2023

Existing and Proposed Site Sections ref 8113_D040/1 dated June 2023

Proposed Plans Type A ref 8113_D020/1 dated June 2023

Proposed Elevations Type A ref 8113_d22/1 dated June 2023

Proposed Plans Type A 2nd floor and roof ref 8113_d21/1 dated June 2023

Proposed Plans Type B Ground and first floor ref 8113_d25/1 dated June 2023

Proposed Plans Type B 2nd floor and roof ref 8113_d26/1 dated June 2023

Proposed Elevations Type B ref 8113_d27/1 dated June 2023

Proposed East front Elevation Type C ref 8113_d32/1 Rev C dated 31/7/24

Proposed East front Elevation Bay Type C ref 8113_d34/1 Rev C dated 31/7/24

Proposed Side Elevation Type C ref 8113_d35/1 dated June 2023

Proposed West rear Elevation Type C ref 8113_d33/1 dated June 2023

Proposed Plans Type C Ground floor ref 8113_d30/1 Rev B dated 31/7/24

Proposed Plans Type C First floor and roof plan ref 8113_d31/1 Rev B dated 31/7/24

The Sling and Riverside Ecological Assessment 0644 v3 dated 23rd April 2024 by Peach Ecology

Landscape Strategy Plan ref 923 0101 Rev B dated 19th August 2024

Landscape Maintenance Plan Rev C dated 19/8/24 by TGD Landscape Ltd

Riverside House Flood Risk Assessment and Surface Water Drainage Strategy May 2023 Revised 29th August 2024 Job No: 23262 by Godsell Arnold Partnership Ltd

Impermeable Areas Existing and Proposed ref 9010 P02 dated 29/8/24

Surface Water Drainage Strategy Plan 23262-9000-P02 dated 29/8/22

Archaeological Desk Based Assessment by Groundworks Archaeology V.1 dated Dec 2023

Waste Audit by Atlas Planning Group dated Oct 2023

Planning, Design and Access Statement by Atlas Planning Group dated Sept 2023

Arboricultural Implications Assessment and Method Statement by EcoUrban Arborcultural, Ref: 221472 - AIA 3 dated 28 Sept 2023

Acoustic Report by Clarke Saunders ref AS12613.230822.R1.1 dated 5/9/23

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

3 The development hereby permitted shall not commence until evidence of compliance to the Wiltshire Council River Avon Special Area of Conservation Mitigation scheme, or an alternative approved mitigation package addressing the additional nutrient input arising from the development, has been submitted to, and approved in writing by the Local Planning Authority.

Reason: To accord with the Conservation of Habitats and Species Regulations 2017, and Wiltshire Core Strategy Core Policy 69.

4 The development hereby permitted shall not commence until evidence of compliance to the Wiltshire Council New Forest Protected Sites Recreational Impacts Mitigation Scheme, or an alternative approved mitigation package addressing the recreational pressure arising from the development, has been submitted to, and approved in writing by the Local Planning Authority.

Reason: To accord with the Conservation of Habitats and Species Regulations 2017 and Wiltshire Core Strategy Core Policy 24.

5 No development shall commence on site (including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works) until a Construction Environmental Management Plan (CEMP) has been 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:

a) Identification of riparian buffer zone.

b) Working method statements for the protection of the River Avon SAC, SSSI.

c) Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing.

d) Working method statements for protected/priority species, such as nesting birds and reptiles.

e) 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.

f) Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).

g) Timeframe for provision of compliance report to the local planning authority; to be completed by the ecologist/ECoW and to include photographic evidence.

The 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.

6 No development shall commence on site (including any works of demolition), until a Construction Method Statement, which shall include the following:

a) the parking of vehicles of site operatives and visitors;

b) loading and unloading of plant and materials;

c) storage of plant and materials used in constructing the development;

d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;

e) wheel washing facilities;

f) measures to control the emission of dust and dirt during construction;

g) a scheme for recycling/disposing of waste resulting from demolition and construction works; and

h) measures for the protection of the natural environment.

i) hours of construction, including deliveries;

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be complied with in full throughout the construction period. The development shall be carried out in accordance with the approved construction method statement.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, 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, during the construction phase.

7 No development shall commence on site (including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works) 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: Core policy 56, To reduce the risks associated with land contamination

8 No development (other than demolition and site clearance) shall take place until ground investigations, including soakaway testing in accordance with BRE 365, have been carried out on site, and evidence has been provided in writing to the LPA to demonstrate that the results of these investigations have been considered in the drainage design. The evidence shall be submitted to and approved by the local planning authority.

Reason: To ensure the development can be adequately drained

9 No development approved by this permission (including site clearance) shall be commenced until a Construction Environmental Management Plan, incorporating pollution prevention measures, has been submitted to and approved in writing by the Local Planning Authority. The plan shall subsequently be implemented in accordance with the approved details and agreed timetable.

Reason: To prevent pollution of the water environment

10 The development, including site clearance, shall not commence until a statement of all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing.

The statement must include details of any necessary fencing, in accordance with the relevant British Standard (BS.5837: 2012). It must also include any other means needed to ensure that all of the trees to be retained will not be harmed during the development. Specifically, it should include detail of where the site compound will be located including the site office, welfare units, contractor parking, space for deliveries and areas required for the storage of materials.

The trees shall be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

REASON: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, so as to ensure that the amenity value of the most important trees, shrubs and hedges growing within or adjacent to the site is adequately protected during the period of construction.

11 No development for the new dwellings and any new hard / permeable /impermeable surfaces shall commence on site until surface water drainage works have been implemented on site in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) (or any subsequent replacement national standards) and in accordance with details to be submitted to and approved in writing by the Local Planning Authority before any development commences (excluding demolition works and site clearance).

Reason: To ensure that the site and surface water can be adequately drained

12 No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason: To ensure that the site and surface water can be adequately drained

13 The finished floor level of the three converted dwellings within the existing Riverside House building shall be no lower than 51.64m AOD at ground floor level and 49.50mAOD at basement floor level. Type A and Type B houses finished floor level shall be no lower than 47.75mAOD and Type C houses finished floor levels shall be no lower than 47.15m AOD. No bedrooms or overnight sleeping accommodation shall be provided at basement level.

Reason: To reduce the risk of flooding to the proposed development and future occupants

14 No development shall take place, other than demolition to ground level, within the red line boundary of the application area, as shown on Radley House Partnership's location plan 8113_L021/1 Rev A, dated June 2023, until the applicant has secured and implemented a programme of archaeological field evaluation in accordance with a written scheme of investigation, which has been submitted by the applicant and approved in writing by the Local Planning Authority. The results of the evaluation will inform the preparation of a mitigation strategy which will be submitted by the applicant and approved in writing by the Local Planning Authority prior to the commencement of the development. The mitigation strategy will provide for:

i) A programme of site investigation and recording, or alternative appropriate mitigation, within any areas of archaeological interest. Development will not commence within any area of archaeological interest until the site investigation has been satisfactorily completed.

ii) A programme of post investigation assessment, analysis, publication, dissemination and archiving. This part of the condition shall not be discharged until these elements of the programme have been fulfilled in accordance with the programme set out in the mitigation strategy or unless otherwise agreed in writing by the Local Planning Authority.

Reason: To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.

15 All the additional assessments and noise attenuation measures detailed in Clark Sauders Acoustic Noise Impact Assessments (dated 29th August 2023, and 5th September 2023) shall be carried out and any mitigation shall be implemented in full before any of the dwelling types A, B and C are occupied. The noise attenuation measures shall be maintained at all times thereafter for the lifetime of the development.

Reason: To ensure that appropriate levels of amenity are achievable for future occupiers of the development.

16 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: To ensure that appropriate levels of amenity are achievable for existing occupiers during the development.

17 There shall be no occupation of the dwellings at Riverside House and dwelling types A, B and C until:

i) full plan details of the proposed new access/es onto Churchfields Road and visibility layout for the site

ii) on site turning provision

iii) a scheme of Ultra Low Energy Vehicle infrastructure

iv) a parking layout strategy in accordance with the Parking Standards contained within the Wiltshire Local Transport Plan 2011-2026 Car Parking Strategy and

v) a scheme for secure cycle parking

have been submitted to and agreed in writing by the Local Planning Authority.

The EV scheme, parking layout strategy, access, turning and visibility details and cycle parking provision shall be provided on site and be available for use before there is any occupation of Riverside House and dwelling types A, B and C and shall thereafter be retained for those purposes and free of obstruction, for the lifetime of the development.

Any visibility splays shall be provided before occupation and shall maintained free of obstruction at all times thereafter.

Reason: To effectively mitigate emission levels in order to protect public health, environmental quality and amenity. In the interests of highway safety and to ensure that each property has safe access to a charging point. To ensure an appropriate and safe access, turning, visibility and parking layout for the site is provided prior to occupation of the new dwellings.

18 The dwellings hereby approved shall not be first occupied until that part of the service road which provides access to it has been constructed in accordance with the approved plans.

REASON: To ensure that the development is served by an adequate means of access.

19 Notwithstanding the submitted details, the proposed development shall not be occupied until means/works have been implemented to avoid private surface water from entering the highway.

REASON: To ensure that the highway (Churchfields Road) is not inundated with private surface water from the development.

20 The materials for the development hereby approved shall be in accordance with the materials schedules provided on the elevation plans for Riverside House, dwelling types A, B and C hereby approved and listed in Condition 2, unless otherwise agreed in writing by the Local Panning Authority.

The external brickwork and stone for the development hereby permitted to Riverside House shall be constructed to match that of the existing building in terms of its colour, texture, face bond, size, jointing and pointing. The new slate for the roof of the development at Riverside House and any replacement windows shall match in colour and style those used in the existing building.

REASON: To secure a harmonious form of development in the interests of visual amenity and the character and appearance of the Conservation Area.

21 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any order revoking and re-enacting that order with or without modification, no structure shall be erected within the 5m buffer zone shown on the site plan drawing no. 8113/1/D01/RevK dated Aug 24

Reason: To protect the River Avon SSSI and SAC

22 The development shall be carried out in strict accordance with the following documents:

• Impermeable Areas Existing and Proposed. Drawing No: 23262-GAP-XX0XX-DR-C

9010 Revision P02. (GAP Ltd, 29/08/2024)

• Proposed Site Plan Riverside House. No. 8113/1/D01/RevK. (Radley House Partnership, August 2023)

• Landscape Maintenance Plan. Rev C 19/08/2024. (TGD Landscape Ltd, September 2023).

• Landscape Strategy Plan ref 923 0101 Rev B dated 19th August 2024

The mitigation measures shown on the plans and in the documents hereby approved for swifts, sparrows and bats shall be installed on the development before the dwellings are occupied and maintained for the lifetime of the development.

Any existing access steps and jetties into the River Avon shall be removed before the dwelling types A, B and C are occupied.

REASON: To ensure adequate protection and mitigation for protected species and habitat through the implementation of detailed mitigation measures that were prepared and submitted with the application before determination.

23 Before the start of construction on site, a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP will include long term objectives and targets, management responsibilities and maintenance schedules for each ecological feature within the development, together with a mechanism for monitoring success of the

management prescriptions, incorporating review and necessary adaptive management in order to attain targets.

The LEMP shall also include details of the legal and funding mechanism(s) by which long term implementation of the plan will be secured. The LEMP shall be implemented in full and for the lifetime of the development in accordance with the approved details.

REASON: To ensure the long-term management of landscape and ecological features retained and created by the development, for the benefit of visual amenity and biodiversity for the lifetime of the scheme.

24 Any new artificial external light fixture or fitting installed within the application site shall 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.

REASON: To avoid inappropriate illumination of habitat used by bats.

25 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions to, or extensions or enlargements of any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

26 The dwellings hereby approved shall not be occupied until the Building Regulations Optional requirement of maximum water use of 110 litres per person per day has been complied with.

REASON: To avoid any adverse effects upon the integrity of the River Avon Special Area of Conservation and to comply with the requirements of the Conservation of Habitats and Species Regulations 2017

27 The development shall be completed in accordance with the landscape and tree planting proposals shown on the Landscape Strategy Plan ref 923 0101 Rev B dated 19th August 2024 and Landscape Maintenance Plan Rev C dated 19/8/24 by TGD Landscape Ltd hereby approved.

All soft landscaping comprised in the details to be approved shall be carried out in the first planting and seeding season following the first occupation of the building(s) 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 including any fencing, all hard surfaces, retaining walls and paving shall also be carried out in accordance with the approved details prior to the occupation of dwelling types A, B and C 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.

28 The existing 1.8m high brick wall on the west boundary of the site shall be retained & repaired as required as part of the finished development scheme before the development is first occupied, as per item K on Landscape Strategy Plan ref 923 0101 Rev B dated 19th August 2024.

Reason: In the interests of the character and amenity of the development within the Conservation Area, including Nadder Terrace.

29 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no window, dormer window or rooflight, other than those shown on the approved plans, shall be inserted in the walls and roofslopes of the development for dwelling types A, B and C hereby permitted. There shall be no extensions to these dwellings.

REASON: In the interests of residential amenity and privacy.

30 Before the development hereby permitted is first occupied, the first floor bathroom and ensuite windows for dwelling types A, B and C hereby approved shall be glazed with obscure glass only (to an obscurity level of no less than level 5) and the windows shall be maintained with obscure glazing in perpetuity.

REASON: In the interests of residential amenity and privacy.

INFORMATIVES

S106 Agreement

This decision shall be read in conjunction with the S106 Agreement dated 6th November 2025

Hampshire Avon Phosphorus Mitigation

Evidence of compliance to the Wiltshire Council River Avon Special Area of Conservation Mitigation Scheme means the certificate of allocation of credits and confirmation of financial contribution to the scheme. An alternative mitigation package must be approved by the local planning authority and Natural England with evidence of allocation to the scheme.

New Forest Mitigation Strategy

Evidence of compliance to the Wiltshire Council New Forest Protected Sites Recreational Impacts Mitigation Scheme means confirmation of payment of the financial contribution to the scheme. An alternative mitigation package must be approved by the local planning authority and Natural England with evidence of allocation to the scheme.

Surface Water Drainage Strategy Condition Requirements

In order to discharge the above drainage condition the following additional information must be provided:

• Evidence of inspection of the existing network and assessment of its viability for reuse to serve the proposed development. The applicant should provide the results of any inspections, and provide an updated drainage strategy drawing confirming;

- Existing network (including soakaways) to be abandoned

- Existing network (including soakaways) to be utilised

• Confirmation of finished floor levels for each new property as outlined in the drainage strategy:

- Above 47.75mAOD for Types A & B

- Above 47.00mAOD for Type C

• Updated drainage strategy layout that shows node and pipe numbers corresponding to the MicroDrainage calculations.

• Detailed drawings, including cross sections, for any conveyance, attenuation, or infiltration features.

• A plan showing overland exceedance routes for flows in excess of the 1 in 100 year plus climate change rainfall event.

• 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, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority.

• The access to the site is predicted to flood, therefore in line with the National Planning Policy Framework, an emergency plan needs to be agreed with Wiltshire Council. Guidance on the preparation of an emergency plan can be found here.

Ground Investigations Condition Requirements

In order to discharge the above drainage condition the following additional information must be provided:

• Updated soakaway calculations utilising actual infiltration rates (following soakaway testing in accordance with BRE 365)

• Confirmation of groundwater levels, accounting for seasonal variation

• Evidence that groundwater levels are at minimum 1m below any infiltration features, to conform with soakaway guidance.

• Confirmation of the density of underlying chalk to determine safe clearance of soakaways from buildings. A minimum of 10m clearance is standard in chalk, unless the applicant can demonstrate that there is no risk of dissolution features forming.

Drainage Maintenance and Management Condition Requirements

In order to discharge the above drainage condition the following additional information must be provided:

• Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Environmental Permitting – Flood Risk Activity Permit

In addition, to planning approval, the Environmental Permitting (England and Wales) Regulations 2016 require an Environmental Permit to be obtained from the Environment Agency for any activities which will take place:

• on or within 8 metres of a main river (16 metres if tidal)

• on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)

• on or within 16 metres of a sea defence

• involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert

• in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission.

The need for this consent is over and above the need for planning approval, and will require additional details of all proposed permanent and also temporary works,

method statements etc. There must be no works within the floodplain and/or to the existing river bank which will have a detrimental impact on flood risk. For further guidance please visit https://www.gov.uk/guidance/flood-risk-activities-environmental-permits or contact blandford.frap@environment-agency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

CEMP Condition Requirements

The submitted CEMP must include safeguarding measures to deal with the following pollution risks:

- the use of plant and machinery

- wheel washing and vehicle wash-down and disposal of resultant dirty water

- oils/chemicals and materials

- the use and routing of heavy plant and vehicles

- the location and form of work and storage areas and compounds

- the control and removal of spoil and wastes.

The development should include water efficient systems and fittings. These should include dual-flush toilets, water butts, water-saving taps, showers and baths, and appliances with the highest water efficiency rating (as a minimum). Greywater recycling and rainwater harvesting should be considered.

Dropped Kerbs

If the application involves a new dropped kerb on the footway, 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.

Any required dropped kerb extensions necessitate an amendment to the relevant Traffic Regulation Order to reduce the length of the on-street parking bays and extend the double yellow lines, across the site frontage. The amendment to the TRO will be undertaken by Wiltshire Council Highway Authority. The applicant will be required to bear the costs of the traffic order advertisement, consultation and implementation. The applicant should contact the Local Highway Authority for further information.

CIL

The applicant is advised that the development may represent chargeable development (unless the development is self-build and exempt) under the

Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice would be issued by the Local Planning Authority in the event of planning permission being granted. Please refer to the Council's Website

www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy

Waste

The applicant's attention is drawn to the waste supplementary planning guidance and conditions contained within the Memo dated 16th May 2024, regarding waste provision and collection arrangements for the site, and the required indemnity for the Council.

Nic Thomas **- Director of Planning, Economy and Regeneration**

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