

Becky Jones
Development Management
Economic Development and Planning
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Date: 2nd December 2025
Our Ref: PH/605/25
Your Ref: PL/2023/00624 (s73 Approval)

Dear Becky

DISCHARGE OF CONDITIONS APPLICATION PURSUANT TO THE GRANT OF PLANNING PERMISSION FOR A NEW CARE HOME DEVELOPMENT ADJACENT TO QUARRYFIELD INDUSTRIAL ESTATE, CASTLE STREET, MERE, BA12 6LA.

My clients, Country Court Care Ltd., have instructed me to submit this final 'discharge of condition' (DoC) application for your consideration.

You will recall that full planning permission was granted on the 11th July 2022 for provision of a 70-bed care home, with associated access, parking, sprinkler tank, bin store and landscaping, under application 20/11079/FUL. This consent was effectively 'updated' by our s73 application, referenced PL/2023/00624, which was approved on the 8th November 2023, and which allowed for minor revisions to the original development approved. The s73 approval effectively stands as the overriding approval for the development of the site.

The DoC application PL/2023/09913 was approved on the 26th February 2024 and, following that, the permission was implemented. The development is now nearly completed and we therefore need to seek the formal discharge of the 'pre-occupation' conditions, by way of this final DoC application.

From my assessment of the decision notice for the s73 approval PL/2023/00624, the following conditions need to be discharged prior to the occupation of the care home:

8. No part of the development hereby permitted shall be first brought into use until the access, turning area and 38 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.

9. 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.

11. 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 from the site.

12. No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2011, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2011), have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

13. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme for the site.

22. All soft landscaping comprised in the approved details of landscaping 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 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.

The following details are being submitted in order to address the above conditions:

- Photographs of the development that has taken place on the site in order to show the constructed car parking spaces, the secure cycle parking bays and the landscaping that has been implemented prior to the opening and occupation of the care home (early 2026). It is hoped that these details are sufficient to address **Conditions 8, 9 and 22** of the s73 approval.
- A full Drain CCTV Survey Report by Fastfix Drainage and Plumbing Ltd., which confirms that the private surface water drainage system has been constructed and is fully operational, in accordance with **Conditions 11 and 13** of the s73 approval. We can also provide the LPA with the Building Regulations 'sign off' in relation to both foul and surface water drainage, if requested.
- The external lighting details by Aurora Lighting, which show the type and location of the bollard lights to serve the development, in accordance with **Condition 12** of the s73 approval.

It is hoped that these details are enough to allow for the formal discharge of **Conditions 8, 9, 11, 12, 13** and **22** of s73 approval PL/2023/00624, notwithstanding that the wording of the conditions requires 'compliance' rather than the submission of additional details.

The application has been submitted electronically and comprises of copies of the above details, in addition to this letter. The fee for this type of application is set at **£298**. This fee will be paid to the Council by the Applicants, via Planning Portal, at the time of the submission of the DoC application.

I trust this application is complete and can be registered without delay. I look forward to the receipt of your acknowledgement of the registration of the application in due course and it would be appreciated if you could keep me informed on the progress of the application as it moves forward.

Yours sincerely.



Matt Hubbard
PG Dip TP, MRTPI
Director

CC - Clients by email