

Development Management, Economic Development and Planning,
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Application to determine if prior approval is required for a proposed: Demolition of Buildings The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 11, Class B

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	Building 115 Tetricus
Address Line 1	MOD Dstl Porton Down
Address Line 2	Manor Farm Road
Address Line 3	
Town/city	Salisbury
Postcode	SP1 4JQ

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
420826	137053
Description	

A two-storey brick-built structure near the Porton Down main gate constructed as officer living accommodation but most lately used for commercial science tenants.

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Proposed Demolition Works

Please describe the building(s) to be demolished

A two-storey brick-built building of a total of 349m2 GIA constructed in 1936 as a bedroom annex to the then-adjacent Officers Mess on the south of the Dstl site. It was most recently used to provide technical facilities and offices for a commercial tenants (Tetricus), but has been out of use since 2018 when these tenants relocated to the Porton Science Park.

Please state the reasons why demolition needs to take place

The building was withdrawn from use around 2018 when the commercial tenants relocated to the Porton Science Park. The building was considered for refurbishment to support the relocation to Dstl of the former Home Office CAST (Centre for Applied Science and Technology) facilities, however a change in scope meant the building was no longer required.

Dstl has considered whether it could make use of the building however its location is problematic for sensitive work, its internal layout (cellular rooms off corridors without DDA access) does not lend itself to modern business needs, and its construction method makes extensive refurbishment cost prohibitive. (This was a lesson from works on the adjacent and broadly cotemporary B114)

As Dstl has no use for the building the intent is to demolish it.

To avoid health and safety issues the building will be demolished with the slabs and foundations removed, however the site will be left in a safe condition e.g. all voids will be backfilled.

The general site and surrounding area will potentially be re-used for future development – these plans are in the very early stages and should these mature, will be brought before the Authority for consideration.

Please describe the proposed method of demolition

- A professional demolition contractor will be engaged to undertake the works under an approved government framework.
- All works will be carried out to BS:6187 (2011) Code of Practice for Full and Demolition by fully trained CPCS and CCDO operatives.
- A comprehensive Method Statement and Risk Assessment will be provided and approved by Dstl prior to works commencing.
- The perimeter will be fenced, access controlled through lockable gates, and appropriate safety and information notices applied.
- Equipment and welfare facilities will be set up within the site perimeter.
- Dust suppression equipment will be in place for the duration of the works.
- Services will be isolated and isolation certificates provided.
- B115 contains confirmed bat roosts. The roof will be stripped using phased access scaffolding under the oversight of a licenced ecologist.
- Dstl will provide an alternative roost facility, which has been designed by a competent Architect and is detailed in the Bat Licence application as part of the mitigation measures.
- A Bat Licence has been applied for and once approved, all Ecological works will be in accordance with the Bat Licence requirements from Natural England.
- No Ecological roof works will commence until the Bat Licence is approved and the Bat Structure built.
- No Asbestos has been identified through prior professional surveys, however, should any be found, it will be sampled and if required removed and disposed of under a safe system of work iaw the Control of Asbestos Regulations 2012. Emergent issues will lead to a stop work until an appropriate safe way forward is agreed.
- Internal fittings will be stripped out – internal walls, ceilings, doors, floor finishes, sanitaryware, M&E etc. iaw the Method Statement.
- The structure will be demolished under a SSOW using appropriate mechanical equipment under supervision. Suitability for demolition of each building will be assessed by competent professionals prior to and during the works.
- Any voids in the floor slab will be backfilled to reduce safety risks.
- Waste will be segregated into appropriate skips and removed from the site with waste management records kept.
- Equipment and facilities will then be removed and the site left in a clean and tidy condition.

How and where would spoil/rubble be disposed of?

Waste will be segregated into appropriate streams and removed from site for disposal at an approved location and in an approved manner.

Please provide details of the proposed restoration of the site

All excavations will be backfilled with inert material to leave all areas safe and level.

There is the potential for re-development in the general area which will encompass this site, but these plans are not yet mature and will be brought before the Authority in due course.

When do you expect the works to commence (date must be post application submission)?

02/02/2026

When do you expect the works to be completed (date must be post application submission)?

29/01/2027

Are there any public Rights of Way within the site or immediately adjoining the site?

- ☐ Yes
☒ No

Is redevelopment or rebuilding proposed at a later date?

- ☒ Yes
☐ No

Does the proposal involve the felling or pruning of any tree(s)?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
- ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
- ☒ The applicant
- ☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
- ☒ No

Declaration

I/We hereby apply for Prior Approval: Demolition of building as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

George Hudson

Date

02/12/2025