



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2025/09708
Decision Date: 09/02/2026

Applicant:	HG Venture Ltd t/a Total Bathrooms Unit 2, Brassmill Lane Trading Estate, Bath, BA1 3JF
Particulars of Development:	Installation of pedestrian DDA compliant ramps for customer and delivery access and the installation of new double doors entrance doors to Unit 01.
At:	Former Town Bridge Garage, Wicker Hill, Trowbridge, BA14 8LA

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 and documents:

Site Location and Existing Ground Floor Plan (2122-BiBO-MW-00-DR-A-3100-02)

Proposed Ground Floor Plan (2122-BiBO-MW-00-DR-A-3101-01)

Proposed Elevations (2122-BiBO-MW-E-DR-A-3201-01)

Planning, Design & Access Statement (16 December 2025)

Flood Risk Assessment (11 December 2025)

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

Informative

The applicant must ensure the drainage strategy is constructed as per the previously agreed strategy, including finished floor levels. The applicant is referred to Condition 13 of the PL/2025/05049 Decision Notice below: Flood Risk Assessment:

The development shall be carried out in accordance with the submitted flood risk assessment (ref Flood Risk Assessment & Drainage Strategy Dated March 2023 by Tumu) and the following mitigation measures it details:

- Finished floor levels set no lower than 34.60 metres above Ordnance Datum (AOD)
- 'More vulnerable' elements restricted to the first floor.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/ phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

If the applicant does intend to alter the drainage strategy, including finished floor levels, the LLFA must be notified and given the opportunity to review any drainage related information.

Níc 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
- 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 [Community Infrastructure Levy \(CIL\) - Wiltshire Council](#)