



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2025/09701
Decision Date: 27/02/2026

Applicant:	Qsil Metals UK Ltd 1 Harris Road, Calne, Wiltshire, SN11 9PT
Particulars of Development:	Two storey extension to existing factory building to replace fire damaged portion of building. Provision of additional car parking area to east of building
At:	15, Qsil Metals UK Ltd, Porte Marsh Road, Calne, SN11 9BN

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:

- Location Plan Received 11th December 2025
- Proposed Site Plan 2147-PL 003 A Received 11th December 2025
- Proposed Elevations 2147-PL 002 Received 11th December 2025

- Proposed Floor Plans 2147-PL 001 Received 11th December 2025
- Phase I Assessment of Land Quality REPORT NO. P2079.1.1 Received 11th December 2025
- Flood Risk Assessment and Drainage Strategy Issue No. 2 Received 11th December 2025
- Biodiversity Net Gain Report 2025-123 Version 1 Received 11th December 2025
- Transport Statement Issue No. 2 Received 11th December 2025
- Waste Audit ref 2147 Received 11th December 2025
- Application Form Received 11th December 2025
- Electric Vehicle Charging and Parking Management Plan. received 29th January 2026

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

- 3** The construction of the hereby permitted shall only take place between the hours of 08:00 in the morning and 18:00 in the evening from Mondays to Fridays and between 09:00 in the morning and 16:00 in the evening on Saturdays. The use shall not take place at any time on Sundays and Bank or Public Holidays.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

- 4** The development shall not be made operational until the parking spaces, turning areas, and EV charging points shown on the approved plans have been laid out and made available for use. These areas shall be retained for such purposes thereafter.

REASON: To ensure adequate parking and turning provision, in accordance with Core Policies 60 and 64 of the Wiltshire Core Strategy.

- 5** The finished floor levels of the development shall be set at least 150 mm above the surrounding ground level, as detailed in the approved Flood Risk Assessment.

REASON: To reduce residual flood risk, in accordance with Core Policy 67 of the Wiltshire Core Strategy.

- 6** No development shall be occupied until evidence has been submitted to and approved in writing by the Local Planning Authority demonstrating that a sensitivity analysis of the drainage network under surcharged outfall conditions has been undertaken. The analysis shall demonstrate that any resulting flooding is contained within areas that do not pose a risk to people or property. The development shall be completed in accordance with the approved details.

REASON: To ensure the drainage system operates safely under surcharged outfall conditions and to prevent increased flood risk to people or property.

- 7** No development shall commence above slab level until details demonstrating the identification and provision of overland exceedance flow routes for storm events

exceeding the 1 in 100-year rainfall event plus climate change allowance have been submitted to and approved in writing by the Local Planning Authority. The approved exceedance routes shall be shown clearly on the drainage layout plan and shall ensure that flows are directed away from buildings and do not increase flood risk elsewhere. The development shall be carried out in accordance with the approved details and maintained thereafter.

REASON: To ensure that overland flood flow paths during extreme rainfall events do not pose an unacceptable risk to people, property, or adjacent land, in accordance with Standard 3 of the National Standards for SuDS.

- 8 The development shall not be brought into operation until the covered cycle parking facilities shown on the approved plans have been provided. These facilities shall be retained for such purposes thereafter.

REASON: To promote sustainable travel, in accordance with Core Policy 60 of the Wiltshire Core Strategy.

- 9 No occupation shall commence; until Electric Vehicle (EV) charging infrastructure details have been submitted to and approved in writing by the Local Planning Authority.

The submitted details shall include:

A management plan setting out the proposed management of EV spaces, the charging network and associated infrastructure in accordance with the spaces set out in the approved plans.

The Electric Vehicle charging points and management strategy, as approved, shall be implemented prior to first occupation and retained thereafter for the lifetime of the development.

Reason: To promote sustainable travel choices, reduce air pollution and assist in mitigating climate change.

Informative

- 1 The applicant is advised that if asbestos-containing materials (ACMs) are encountered during demolition or construction, they must be handled and disposed of in accordance with the Control of Asbestos Regulations 2012 and the approved Waste Management Scheme submitted with the application. All removal and disposal must be carried out by a licensed contractor and evidence of compliance retained for inspection.

Informative

- 2 The applicant is advised that if unexpected contamination is found during development, works should cease immediately and the Local Planning Authority notified. A remediation strategy must be agreed before works recommence. This is to ensure safe development and prevent environmental harm in accordance with Core Policy 56 of the Wiltshire Core Strategy.

Informative

- 3** 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.

Informative

- 4** The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition”) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission (“the earlier Biodiversity Gain Plan”) there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Before commencing development, you should consider whether a Biodiversity Gain Plan needs to be submitted and approved. Commencing development which is subject to the biodiversity gain condition without an approved Biodiversity Gain Plan could result in enforcement action for breach of planning control.

For further information please refer to:

<https://www.gov.uk/government/collections/biodiversity-net-gain#developer-guidance>

Informative

- 5** The application involves an extension to the existing/creation of a new 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.

Informative

- 6** Prior to any works commencing on the upstream drainage network, the approved outfall structure and flow control device shall be fully constructed, tested, and commissioned. No discharge to the receiving system (including watercourses, waterbodies, sewers, or drains) shall occur until these measures are operational to ensure compliance with agreed discharge rates and prevent an increase in flood risk elsewhere.

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
- 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](#)