

**The Town and Country Planning (General Permitted Development)
(England) Order 2015 (as amended) Schedule 2, Part 11, Class B
(Demolition of Buildings)**

Prior notification: Demolition - Prior Approval not Required

Application Reference Number: PL/2026/01036

Decision Date: 12/03/2026

Applicant:	Moonraker (Melksham) Ltd C/O Turley, 18 Windsor Place, Cardiff, CF10 3BY
Particulars of Development:	Demolition of Block G and an existing free-standing building known as Scouts Hut / Scotts Gym at Avonside Enterprise Park, Melksham
At:	Avonside Enterprise Park, New Broughton Road, Melksham, SN12 8AD

I refer to your application for a determination as to whether the prior approval of the local planning authority will be required for this development.

The local planning authority has determined in this case that its prior approval **will not be required**.

This is subject to the development being carried out strictly in accordance with the details set out in the application particulars and any standard conditions in the Order.

The development may also require a Building Regulations application. The Building Regulations process is to ensure new development is safe, well built and energy efficient. The local planning authority can provide this service to you and so invites you to access the forms and other information online at www.wiltshire.gov.uk/buildingcontrol.

Informative

- 1 The developer is advised that their application has been assessed against the following information:

Location Plan 1275-PL_S-002-P1 received 13 February 2026
Existing Site Plan 1275-PL_EX-00-P1 received 13 February 2026

Demolition Cover Letter Rev A received 13 February 2026

Ecological Impact Assessment WWE25110 received 13 February 2026

Site Demolition Ground Floor Plan 1207-PL_DE-00-P1 received 13 February 2026

The scope of works includes demolition of all buildings indicated in pink on the plan
Site Demolition Ground Floor Plan 1207-PL_DE-00-P1 received 13 February 2026

Informative

- 2 Any alterations to the hereby approved details, for example, brought about by compliance with other legislation including Building Regulations must first be agreed in writing with the Local Planning Authority before commencement of works.

Informative

- 3 The developer is advised that demolition is dealt with under the Building Act 1984. The Building Regulations surveyor who deals with your area can be contacted on 0300 456 0113. They are happy to provide you with free Building Regulation advice on this proposal and discuss this project further. This will help to ensure that the final decisions are compliant with the Building Regulations and may help save you time and money.

Informative

- 4 The applicant is advised that this approval does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside of your control. If such works are required it will be necessary to obtain the landowners consent before such works are commenced.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

Informative

- 5 The lead local flood authority advise the developer that there should be no interruption to the existing surface water and/or land drainage arrangements of the surrounding land as a result of the operations on the site. Provisions should be made to ensure that all existing drainage systems continue to operate effectively.

Informative

- 6 The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any of the following activities:

- erecting any temporary or permanent structure in, over or under a main river, such as a culvert, outfall, weir, dam, pipe crossing, erosion protection, scaffolding or bridge
- altering, repairing or maintaining any temporary or permanent structure in, over or under a main river, where the work could affect the flow of water in the river or affect any drainage work
- building or altering any permanent or temporary structure designed to contain or divert flood waters from a main river
- dredging, raising or removing any material from a main river, including when you are intending to improve flow in the river or use the materials removed
- diverting or impounding the flow of water or changing the level of water in a main river
- quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- any activity within 8 metres of the bank of a main river, or 16 metres if it is a tidal main river
- any activity within 8 metres of any flood defence structure or culvert on a main river, or 16 metres on a tidal river
- any activity within 16 metres of a sea defence structure
- activities carried out on the floodplain of a main river, more than 8 metres from the river bank, culvert or flood defence structure (or 16 metres if it is a tidal main river), if you do not have planning permission (you do not need permission to build agricultural hay stacks, straw stacks or manure clamps in these places)

For further guidance please visit Flood risk activities: environmental permits - GOV.UK or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@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.

Informative

- 7 The Waste (England and Wales) Regulations 2011 for dealing with waste materials are applicable to anyone who produces, carries, keeps, disposes of, treats, imports or has control of waste in England or Wales. The law requires anyone dealing with waste to keep it safe and make sure they deal with it responsibly. They must only pass it to someone authorised to take it. You can find the waste duty of care code of practice here: [Waste duty of care code of practice -GOV.UK](#)

If you need to register as a carrier of waste, please follow the instructions here:
Register or renew as a waste carrier, broker or dealer - GOV.UK

Informative

- 8 If excavated materials are to be used on the development site, the applicant will need to comply with the exclusion from the Waste Framework Directive (WFD) article 2(1) (c) for the use of, 'uncontaminated soil and other naturally occurring material excavated in the course of construction activities, etc...') for waste controls to not apply to their use. Meeting these criteria will mean environmental permitting requirements do not apply.

Where the developer cannot meet the criteria, they will need an appropriate environmental permit from us or to register an exemption.

A deposit of waste to land must either be a disposal or a recovery activity. The legal test for recovery is set out in Environmental Permitting (England and Wales) Regulations 2016, and is defined in schedule 9 and/ or schedule 1A (Article 3(15) of WFD) as:

- any operation the principal result of which is waste serving a useful purpose by replacing other materials which would otherwise have been used to fulfil a particular function, or waste being prepared to fulfil that function, in the plant or in the wider economy.
- We have produced guidance on the recovery test which can be viewed at Waste recovery plans and deposit for recovery permits - GOV.UK. You can find more information on the WFD here: Environmental permitting guidance: The waste framework directive - GOV.UK

More information on the definition of waste can be found here: Legal definition of waste guidance - GOV.UK

More information on the use of waste in exempt activities can be found here: Waste exemption guides - GOV.UK

The Environment Agency does not regulate non-waste operations. The person producing the material will need to decide if it is waste or a by-product. If it is waste they can consider if it meets End of Waste criteria. You can check if your material is waste or get an opinion from the definition of waste service on if a material is a by-product or meets 'end of waste' status. There is a cost for this service.

If you have any queries regarding our response please get in touch at swx.sp@environmentagency.gov.

Informative

- 9 The current UK regime for dealing with land contamination identifies the local authority planning process as the primary means by which land identified for development may be required to be screened for the possibility of land contamination being present. However, the local authority also has a secondary role in respect of land contamination through Part IIA of the Environmental

Protection Act 1990. Wiltshire Council provides advice to all stakeholders on matters regarding contaminated land within the council's area of responsibility. The developer is advised to discuss the contaminated land issues relevant to the site and what works, if any, are required in order to comply with the other relevant legislation. You are also advised to seek your own independent contemporaneous advice and take appropriate actions prior to commencement of works. Further information is available on the council's website and the environmental protection team can be contacted at publicprotectionwest@wiltshire.gov.uk.

Informative

- 10** The applicant is encouraged to register with the Considerate Contractors Scheme including Respect the community, Care for the environment, and Value the workforce. More information can be found at The Code of Considerate Practice - Considerate Constructors Scheme and they can be contacted on 0800 783 1423.

Informative

- 11** There is a low risk that bats may occur at the development site. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species 2017 (as amended) even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the applicant is advised to follow the advice of a professional ecologist or to contact Natural England's Batline through the internet.

Informative

- 12** The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitat Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this approval does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species (including nesting birds) you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

Informative

- 13** The approval hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a license may be required from

Wiltshire's highway authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming the highway.

Informative

- 14** Please be advised that nothing in this approval shall authorise the diversion, obstruction or stopping up of any right of way within the wider environs of the site. You are advised to contact the rights of way team on 0300 456 0100

Nic Thomas - Director of Planning, Economy and Regeneration