

Discharge of Conditions Report

Application No: **PL/2025/04603**

Site: **Kennels, Battlesbury Road, Warminster, BA12 0DL**

Proposal: **Change of use of land from kennels (sui generis) to nursery (Class E) and associated development**

Prepared for:	Brambles Outdoor Nursery Group
Prepared by:	Peter Tesar Architectural Design Ltd
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1. Introduction

This report has been prepared in support of the discharge of planning conditions attached to the planning permission for Application No PL/2025/04603 at Kennels, Battlesbury Road, Warminster, BA12 0DL. The development comprises a change of use of land from kennels (sui generis) to nursery (Class E) and associated development.

2. Condition 5 – Drainage Verification & Actions Plan

2.1 Summary / Compliance Statement (Flood Risk & Drainage Context)

The application site (Kennels, Battlesbury Road, Warminster, BA12 0DL) is located within Flood Zone 1 (Low Probability) (Environment Agency Flood Map for Planning). The proposed development is a change of use from kennels (sui generis) to a nursery (Class E) and does not introduce a material increase in impermeable area.

This submission provides a Drainage Verification and Actions Plan confirming the existing surface water and foul drainage arrangements serving the site. As the approved development retains the existing drainage strategy and does not increase impermeable coverage, it will not increase surface water runoff rates or volumes and will not increase flood risk on or off site.

Notwithstanding the site's Flood Zone 1 classification, this submission also addresses other sources of flood risk, including exceedance during intense rainfall and potential localised groundwater effects, through verification, exceedance routing and maintenance commitments.

2.2 Existing Drainage Arrangements (Surface Water and Foul)

The existing drainage arrangements comprise an established private drainage network including pipe runs and inspection chambers serving the site. The accompanying verification plan identifies the drainage runs, accessible chambers and the direction of outfall/connection to the adopted system.

2.3 Confirmation of Runoff Destination under the SuDS Hierarchy

Surface water runoff destination has been confirmed under the SuDS hierarchy as follows:

1. Infiltration to ground – not proposed / not relied upon as the primary discharge method.
2. Discharge to watercourse – not applicable.
3. Discharge to surface water sewer – existing established arrangement retained.
4. Discharge to combined sewer – existing established arrangement retained where applicable.

2.4 Proportionate CCTV / Condition Survey

A proportionate drainage verification exercise will be completed prior to occupation / prior to relevant external groundworks. This will include visual inspection of accessible chambers and confirmation of free flow, with targeted CCTV survey of principal runs where required (for example, if defects or poor performance are suspected).

2.5 Exceedance & Management (Condition 5a)

In exceedance conditions (blockage, surcharge or intense rainfall), overland flows will be directed within the site to lower risk permeable landscape/play areas (safe ponding), away from building thresholds. Flood risk to buildings and users will not be increased and off-site flooding will not be exacerbated. This is shown on the exceedance route overlay plan submitted with this report.

2.6 Actions (If Required) (Condition 5b)

No remedial works are required at this stage because the development does not increase impermeable area and retains the existing drainage arrangement. If the verification identifies defects or unsuitable components, only proportionate remedial/betterment measures necessary to ensure the development does not increase flood risk will be undertaken, such as local pipe repairs, clearance of blockages, chamber repairs, or local regrading to maintain exceedance routing.

2.7 Maintenance Schedule (Condition 5c)

Responsible party: Site operator / nursery management for the lifetime of the development.

Quarterly: Inspect and clear gullies/gratings; remove leaves and debris.

Biannually: Inspect inspection chambers for silt build-up; remove silt as required.

Annually: Confirm drainage system performance and free flow.

After heavy rainfall events: Check for standing water/surcharge evidence; arrange reactive clearance/jetting if required.

3. Condition 6 – Foul Drainage / Wessex Water Confirmation

The nursery use shall not commence until written confirmation has been submitted to and approved in writing by the Local Planning Authority that the foul water connection(s) from the site to the public sewer are acceptable to the sewerage undertaker (Wessex Water), including any requirements for connection method and capacity.

Condition 6 will be satisfied and the required written confirmation from Wessex Water is provided as an accompanying document within the submission pack.

4. Condition 7 – External Lighting (Bats and Sensitive Habitat)

No external light fixture or fitting will be installed unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing, demonstrating how lighting will impact bat habitat compared to the existing situation and confirming compliance with ILP GN01/2021 and GN08/23.

4.1 Existing Lighting

There is no existing external lighting installed on the application site.

4.2 Proposed Lighting / Compliance Commitment

No external lighting is proposed as part of the approved change of use works at this stage. If external lighting is required in the future, details will be submitted for written approval prior to installation. Any lighting will be designed to comply with ILP GN01/2021 and GN08/23, will be restricted to working hours only (07:00–19:00), and will be positioned and controlled to avoid unnecessary light spill to wildlife-sensitive habitats.

Appendix A – Drawing List

Drawing Ref Title Scale / Sheet

PTAD/140325/05 Drainage Verification & Exceedance Route Plan (Condition 5) – overlay to Proposed Plan
ISO A1

Appendix B – Submitted Documents List

- Discharge of Conditions Report (this document)
- Condition 5 – Drainage Verification & Actions Plan statement and overlay plan
- Condition 6 – Wessex Water written confirmation (attached separately)
- Condition 7 – Lighting compliance statement (included within this report)