

Development Services
Wiltshire Council
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www.wiltshire.gov.uk

27 March 2026

Dear Mr Bennett,

TOWN AND COUNTY PLANNING ACT 1990 (as amended)
APPROVAL OF DETAILS RESERVED BY CONDITION

Application No:	PL/2025/10028
Proposal:	Partial discharge of condition 8(i) (Written Programme of Archaeological Investigation) relating to application PL/2024/09449.
Site Address:	The Cathedral Hotel, 7-9 Milford Street, Salisbury, SP1 2AJ
On Behalf Of:	Larasian Limited c/o Agent, c/o Agent, BH9 1EU

I refer to your application for the discharge of condition(s) attached to the above planning permission dated 30 December 2025. After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

Condition 8:

No development, other than the demolition works at ground level as shown on approved DWG No. 131 Rev.P1 – Demolition – Ground Floor Plan, shall commence within the red line boundary shown, as shown on approved drawing, DWG No: 001 Site Location plan, until a written programme of archaeological investigation has been submitted to and approved in writing by the Local Planning Authority. The written scheme of investigation will provide for:

- i) A programme of site investigation and recording within the area of archaeological interest. Development will not commence within the area of archaeological interest until the site investigation has been satisfactorily completed.
- ii) A programme of post investigation assessment, analysis, publication, dissemination and archiving. This part of the condition shall not be discharged until these elements of the programme have been fulfilled in accordance with the programme set out in the written scheme or unless otherwise agreed in writing by the Local Planning Authority.

REASON: To record and advance understanding of the significance of any heritage assets to be lost in a manner proportionate to their importance and to make this evidence and any archive generated publicly accessible.

Details Submitted for Approval:

Written Scheme of Investigation for Archaeological Monitoring and Mitigation Report Ref: 297391.04 Dated August 2025 Date Received 09.01.26

Archaeological Monitoring and Recording Report Ref: 2973103 July 2025 Date Received 09.01.26

Covering Letter from Ken Parke Planning Consultants Dated 17th November 2025 Date Received 09.01.26

Decision: The details submitted in relation to this condition (No 8 part i only) are partially discharged.

Reason for Decision:

The details submitted in relation to part i of this condition are approved. The submitted Written Scheme of Investigation (WSI) provides a more comprehensive scheme of Archaeological Site Investigation that is to be undertaken opposed to the WSI submitted in relation to the discharge of condition application, PL/2025/05714. The Council's Archaeologist has reviewed these documents and covering letter and is satisfied that this part of the condition can be discharged.

In order to fully discharge the requirements of the condition, the applicant is advised that once the last pieces of archaeological monitoring have been completed and a final report on the results of the archaeological investigations has been submitted and approved to the Local Planning Authority via a separate discharge of condition application, this condition will be satisfied.

Please note that in accordance with national planning guidance, discharge of condition applications are procedural in nature and do not require public consultation. While third-party representations may occasionally be received, they are not formally invited and do not form part of the statutory decision-making process. The assessment of this application has been based solely on whether the submitted details satisfy the requirements of the relevant planning condition(s).

This letter acts as official confirmation and therefore I suggest that you attach it to the decision notice as evidence that you have complied with the requirements of the relevant condition(s).

Yours faithfully

On behalf of the Head of Development Management

Case Officer: Joe Richardson
Senior Planning Officer
Wiltshire Council

NOTES:

1. **Approved Conditions:**

If the condition(s) have been discharged, you may proceed with the development in accordance with the approved details. Please ensure that the approved documents or plans are implemented on-site and adhered to as part of the development. It is important to comply with all conditions of the planning permission to ensure the development remains lawful.

2. **Refused Conditions:**

If the discharge of the condition(s) has been refused, you may submit revised details or further information to address the issues raised as part of a further discharge of the condition's application. Please ensure that any resubmission adequately addresses the reasons for refusal. Alternatively, you can appeal the Council's decision (see below for details).

3. **Partially Discharged Conditions:**

If the condition(s) have been partially discharged, the remaining details that are required must be submitted for further consideration. You should provide the necessary documents in accordance with any timeframe or trigger specified in the condition to allow for the full discharge of the condition(s).

Right of Appeal:

If you are aggrieved by the decision to refuse to discharge a condition or if the condition has only been partially discharged, you have the right to **appeal** the decision to the **Planning Inspectorate**.

The appeal must be made within **6 months** from the date of this decision notice. If the appeal is submitted after this 6 month period, the Planning Inspectorate will only consider it if there are exceptional circumstances.

The procedure for making an appeal is set out under **Section 78 of the Town and Country Planning Act 1990** (as amended), along with the relevant provisions in the **Planning and Compulsory Purchase Act 2004**.

For detailed guidance on how to submit your appeal, please visit the Planning Inspectorate's website:

<https://www.gov.uk/appeal-planning-decision>

Please be aware that the appeal process will focus on whether the submitted details meet the requirements set out in the original planning condition(s) and relevant planning policies.