

Development Management, Economic Development and Planning,
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Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	Urchfont Garage
Address Line 1	High Street
Address Line 2	
Address Line 3	Urchfont
Town/city	Devizes
Postcode	SN10 4QH

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
404115	156997
Description	

Former Wildman's garage site located in centre of Urchfont on the north side of the B3098

Applicant Details

Name/Company

Title

Mr

First name

Surname

Gaiger

Company Name

Gaiger Brothers

Address

Address line 1

Kennet House

Address line 2

Northgate Street

Address line 3

Town/City

Devizes

County

Wiltshire

Country

Postcode

SN10 1JT

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Demolition of existing buildings and construction of five dwellings and associated works.

Reference number

Application Ref: PL/2024/07035
Appeal Ref: APP/Y3940/W/24/3357720

Date of decision (date must be pre-application submission)

31/03/2025

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 4- Ground investigation to provide further information on the location, type and concentration of contaminants in the soil and groundwater and other characteristics that can influence the behaviour of the contaminants.
Condition 5- Construction Traffic and Environmental Management Plan (CTEMP)
Condition 6- Arboricultural Impact Assessment (AIA) and an Arboricultural Method Statement (AMS)

Has the development already started?

- ☐ Yes
- ☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☒ Yes
- ☐ No

If Yes, please indicate which part of the condition your application relates to

Condition 4- No development (including demolition) shall commence until a ground investigation has been carried out, to provide further information on the location, type and concentration of contaminants in the soil and groundwater and other characteristics that can influence the behaviour of the contaminants.

As a minimum, the ground investigation shall be undertaken in accordance with the recommendations of the submitted Phase 1 Assessment of Land Quality (Author: Ground Investigation Limited, dated 17 July 2024) and shall include assessment of the potential risks to:

- human health,
- property (existing and proposed),
- adjoining land,
- groundwater and surface waters, and
- ecological systems.

This must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11" and other authoritative guidance.

Please refer to 'Phase 2 Geo-Environmental Site Assessment Report & Proposed Remediation Strategy' included with this condition discharge application

In addition, this condition discharge application seeks to discharge 'Step 2- Remediation Scheme'. Again, please refer to 'Phase 2 Geo-Environmental Site Assessment Report & Proposed Remediation Strategy' included with this condition discharge application which included the information requested for 'Step 2- Remediation Scheme'.

Steps 3 and beyond (where found to be applicable) will follow after site works have commenced

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Condition 4- Ground investigation to provide further information on the location, type and concentration of contaminants in the soil and groundwater and other characteristics that can influence the behaviour of the contaminants- Please refer to 'Phase 2 Geo-Environmental Site Assessment Report' & Proposed Remediation Strategy' included with this condition discharge application

Condition 5- Construction Traffic and Environmental Management Plan (CTEMP)- please refer to 'CONSTRUCTION TRAFFIC AND ENVIRONMENTAL MANAGEMENT PLAN' and 'SITE LAYOUT AND ACCESS ARRANGEMENTS' plan included with this condition discharge application.

Condition 6- Arboricultural Impact Assessment (AIA) and an Arboricultural Method Statement (AMS)- please refer to 'ARBORICULTURAL METHOD STATEMENT FOR RESIDENTIAL DEVELOPMENT' dated April 2026 and also 'IMPLEMENTATION AND MANAGEMENT PLAN FOR RESIDENTIAL DEVELOPMENT' dated April 2026 included with this application. The Arboricultural Impact Assessment was included with the original planning application, however this is also included with this condition discharge application due to the wording of this planning condition- please refer to 'TREE SURVEY, ARBORICULTURAL IMPACT ASSESSMENT AND TREE CONSTRAINTS PLAN FOR PROPOSED RESIDENTIAL DEVELOPMENT' dated July 2024 included with this condition discharge application.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes

☒ No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Tom Kent

Date

20/04/2026