

Planning Registration Team, Wiltshire Council
Our reference: 25050.cb
13th April 2026

Dear Sir or Madam

Full Planning Application: Former Town Bridge Garage, Wicker Hill, Trowbridge BA14 8LA
Description: Installation of 2 No. roof mounted condenser units to west elevation

1.0 Introduction

PlanningSphere are instructed by the applicants and site owners, HG Venture Ltd t/a Total Bathrooms, to submit a full planning application relating to the proposed installation of 2 No. air conditioning units on behalf of their prospective tenants, Majestic Wine.

- Application Fee: £610.00¹ plus Planning Portal administration fee £91.00
- Site Location Plan: Bibo Architects
- Drawing Pack (4 No. Plans): Bibo Architects
- Planning Cover Letter: PlanningSphere
- Annotated Photosheet: PlanningSphere

2.0 Relevant Background Information

The application site extends to 2.6 sqm forms part of a wider ownership that extends to 0.16ha. The wider site comprises an early 20th century two-storey building on the south face (the frontage building) and a single storey warehouse to the rear. The site adjoins the River Biss to west and has a frontage with Wicker Hill to the south. Hill Street is to the east where the site abuts existing buildings to the north and east of the site.

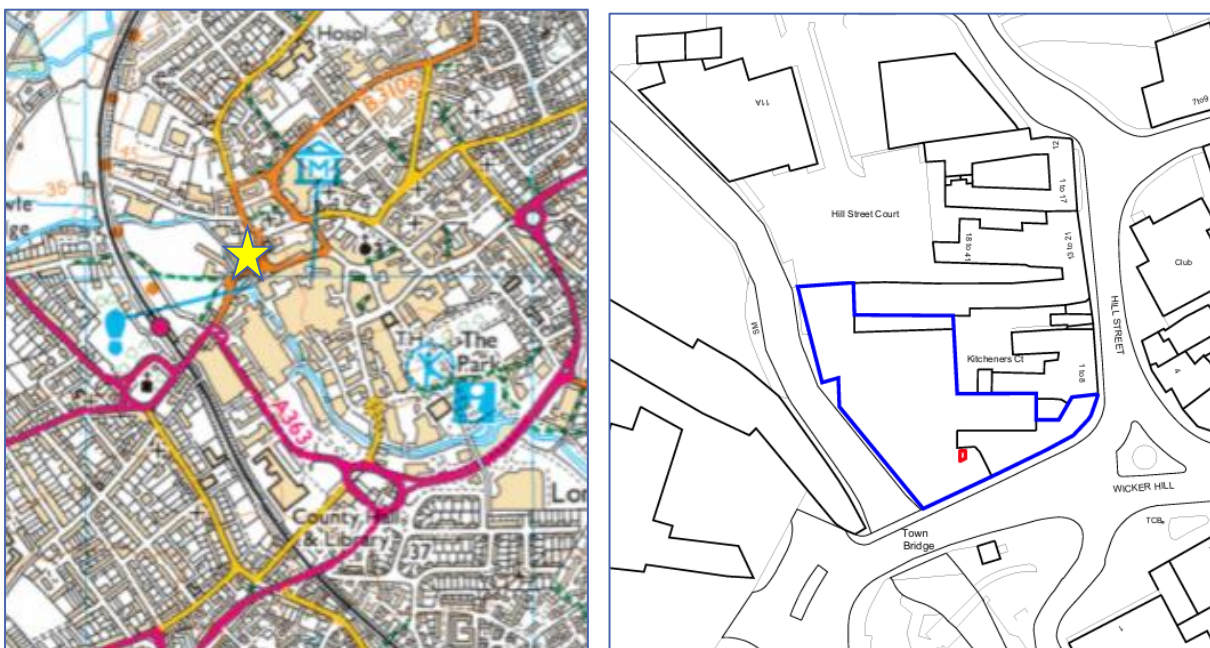


Figure 1. Extract from Ordnance Survey (the yellow start denotes the site's location on the edge of the town centre. The redline extent denotes the wider landownership).

¹ Application fee calculated under the 'plant and machinery' category

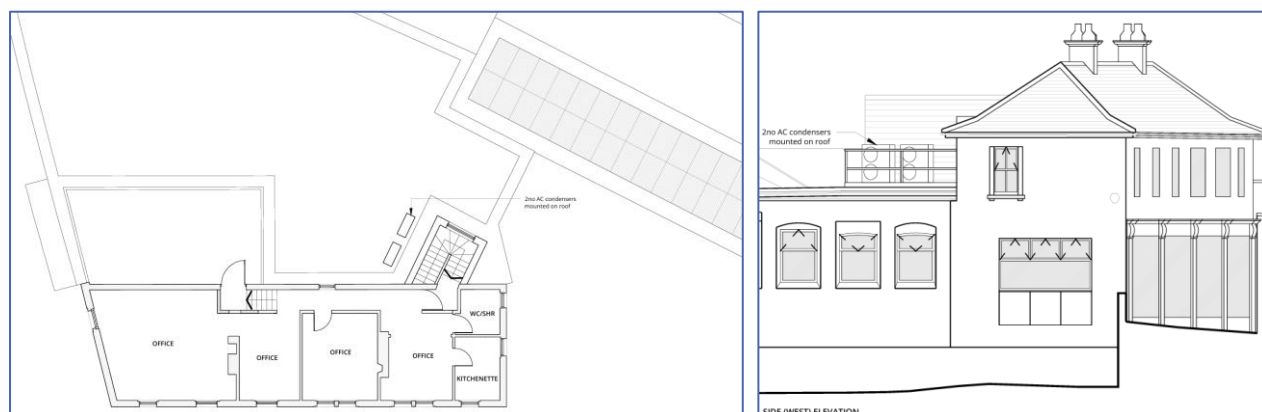
The site occupies a prominent location on the edge of town centre with a direct connection via Fore Street. The site also lies opposite the Innox Mills site and within an area of the town that is the subject of a regeneration focus.

Recent relevant planning history comprises the following decisions:

Reference	Description	Decision
PL/2025/09708	Installation of pedestrian DDA compliant ramps for customer and delivery access and the installation of new double doors entrance doors to Unit 01.	Permitted 09.02.2026
PL/2025/0549	Removal of condition 1 (time limit for implementation) and variation of condition 2 (approved plans) of PL/2023/02463, and amend conditions 5, 7 and 8 to become compliance conditions	Permitted 14.08.2025
PL/2024/09140	Discharge of conditions 5, 7 and 8	Permitted 16.01.2025
PL/2023/02463	Change of use from retail (Class E) and garage (sui generis) to a mixed use comprising of ground floor retail and ancillary storage (Class E); 3no. offices (Class E) at first floor; with operational development comprising: rear first floor extension; sedum roof and roof mounted solar PV to rear commercial buildings; replacement roof to Units 6 and 7; new shopfront to ground floor with associated replacement windows and doors and ground floor balcony; and associated hard and soft landscaping including formation of service vehicle set down and parking spaces	Permitted 22.05.2024

3.0 Summary of Proposals

The proposal relates to the installation of 2 No. roof level condenser units that are required for operational purposes by the prospective tenant.



Figures 2 and 3. Extract from Proposed Plan and West Elevation showing the location of the 2 No. AC units.

A technical specification sheet is included in the submission relating to the proposed WindFree™ 4way cassette.

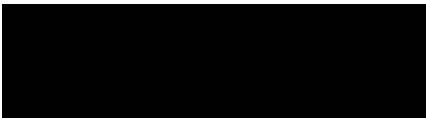
4.0 Planning Assessment

In order to bring the refurbished and vacant former garage site back into beneficial use, and meet the prospective tenant's operational requirements, the proposed condenser units are a functional necessity.

The proposals are discretely sited and will not be visible from the public domain. The modern condenser units operate quietly and are concealed behind the mass of the existing building and will not give rise to any noise nuisance in this town centre location.

The proposals are relatively minor in the context of completed conversion works, and any minor harm arising to the appearance of the conservation area will be outweighed by the economic development benefits and vitality that will be delivered if the prospective national wine retailing tenant can be secured.

Yours faithfully



Chris Beaver
Director

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