

Development Services
Wiltshire Council
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www.wiltshire.gov.uk

21 April 2026

Dear Sir/Madam

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

Application No:	PL/2026/01838
Proposal:	Discharge of condition 3 (Bat and Bird Boxes) relating to application PL/2025/08930.
Site Address:	The Old Quarry, Velley Hill, Gastard, Corsham, SN13 9PU
On Behalf Of:	Mr Beazer The Old Quarry Velley Hill, Gastard, Wiltshire, United Kingdom, SN13 9PU

I refer to your application for the discharge of condition(s) attached to the above planning permission dated 18 March 2026. After careful consideration, the following decision has been made:

Condition submitted for consideration: Condition 3:

Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of bat roosts and nesting opportunities for birds (e.g. bat and bird boxes) shall be submitted to the local authority for approval. The approved details shall be implemented before occupation of the final works.

REASON: To provide mitigation /enhancement for biodiversity.

Details Submitted for Approval:

- Site Plan As Proposed, Drawing 4528-3-201, Rev. A, received 18 March 2026 (showing habitat enhancement measures including bat box, bird box and insect block)
- Application Form (Approval of Details Reserved by Condition), received 18 March 2026

Decision: The details submitted in relation to this condition are approved.

Reason for Decision:

The submitted details provide the number, design and locations of bat roosting features and nesting opportunities for birds, as required by Condition 3 of planning permission PL/2025/08930.

The Local Planning Authority has had regard to the submitted Site Plan As Proposed (Drawing 4528-3-201 Rev. A) and the advice of the Council's Ecologist, who confirms that the details accord with the

recommendations of the Preliminary Ecological Appraisal and will deliver appropriate biodiversity enhancement in accordance with Core Policy 50 of the Wiltshire Core Strategy and the National Planning Policy Framework.

It is therefore considered that the submitted details are acceptable and **are hereby approved**.

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

Head of Development Management

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.