



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2026/01035
Decision Date: 29/04/2026

Applicant:	Moonraker (Melksham) Ltd C/O Turley Associates, 18 Windsor Place, Cardiff, South Glamorgan, United Kingdom, CF10 3BY
Particulars of Development:	Application for external alterations, part demolition of existing structures and hard and soft landscaping
At:	Avonside Enterprise Park, New Broughton Rd, Melksham , SN12 8AD

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 39 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Site Location Plan Full Planning External Works - 1275_PL_S-002, Rev P1

Proposed Site Plan - 1275_PL_GA-00, Rev P1

Site Demolition Ground Floor Plan - 1207_PL_DE-00, Rev P1

BUILDING 03 Proposed Elevation 01 - 1275_PL_GE-01, Rev P1

BUILDING 03 Proposed Elevation 02 - 1275_PL_GE-02, Rev P1

BUILDING 03 Proposed Elevation 03 - 1275_PL_GE-03, Rev P1

BUILDING 03 Proposed Elevation 04 - 1275_PL_GE-04, Rev P1

BLOCKS A-G Proposed Elevation 05 - 1275_PL_GE-05, Rev P1

BLOCKS A-G Proposed Elevation 06 - 1275_PL_GE-06, Rev P1

BLOCKS A-G Proposed Elevation 07 - 1275_PL_GE-07, Rev P1

BLOCKS A-G Proposed Elevation 08 - 1275_PL_GE-08, Rev P1

BLOCKS A-G Proposed Elevation 09 - 1275_PL_GE-09, Rev P1

BLOCKS A-G Proposed Section AA - 1275_PL_GS-AA, Rev P1

BLOCKS A-G Proposed Section CC - 1275_PL_GS-CC, Rev P1

BLOCKS A-G Proposed Section DD - 1275_PL_GS-DD, Rev P1

BLOCKS A-G Proposed Section EE - 1275_PL_GS-EE, Rev P1

BLOCKS A-G Proposed Section FF - 1275_PL_GS-FF, Rev P1

Plant Schedule - 328_GLA_00_00_SH_L_6001

Illustrative Masterplan - 328_GLA_MP_XX_DR_L_7001

Detail – Tree Pits - 328_GLA_XX_XX_DR_L_5401

Detail – Tree Pits - 328_GLA_XX_XX_DR_L_5402

Landscape Masterplan - 328_GLA_XX_XX_DR_L_1001

Planting Proposals - 328_GLA_00_00_DR_L_1201

Planting Proposals - 328_GLA_00_00_DR_L_1202

Hard Landscape Proposals - 328_GLA_00_00_DR_L_1301

Hard Landscape Proposals - 328_GLA_00_00_DR_L_1302

Hard Landscape Proposals - 328_GLA_00_00_DR_L_1303

Hard Landscape Proposals - 328_GLA_00_00_DR_L_1304

Hard Landscape Proposals - 328_GLA_00_00_DR_L_1305

Hard Landscape Proposals - 328_GLA_00_00_DR_L_1306

Hard Landscape Proposals - 328_GLA_00_00_DR_L_1307

Section 4 of the Ecological Impact Assessment Report, Wildwood Ecology, September 2025 (WWE25110 EcIA)

Avonside Landscape Strategy (338_GLA_XX_XX_L_0001)

Design Note 03-11-2025 by BGY

REASON: For the avoidance of doubt and in the interests of proper planning.

- 3** No development shall commence on site until an investigation of the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses (including asbestos) has been carried out and all of the following steps have been complied with to the satisfaction of the Local Planning Authority:

Step (i) A written report has been submitted to and approved by the Local Planning Authority which shall include details of the previous uses of the site and any adjacent sites for at least the last 100 years and a description of the current condition of the sites with regard to any activities that may have caused contamination. The report shall confirm whether or not it is likely that contamination may be present on the site and the potential impact of any adjacent sites.

Step (ii) If the above report indicates that contamination may be present on, under or potentially affecting the proposed development site from adjacent land, or if evidence of contamination is found, a more detailed site investigation and risk assessment should be carried out in accordance with DEFRA and Environment Agency's "Model Procedures for the Management of Land Contamination CLR11" and other authoritative guidance and a report detailing the site investigation and risk assessment shall be submitted to and approved in writing by the Local Planning Authority.

Step (iii) If the report submitted pursuant to step (i) or (ii) indicates that remedial works are required, full details must be submitted to the Local Planning Authority and approved in writing and thereafter implemented prior to the commencement of the development or in accordance with a timetable that has been agreed in writing by the Local Planning Authority as part of the approved remediation scheme. On completion of any required remedial works the applicant shall provide written confirmation to the Local Planning Authority that the works have been completed in accordance with the agreed remediation strategy.

REASON: To reduce the risks associated with land contamination.

4 Prior to the commencement of works, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, a Demolition and Construction Environmental Management Plan (DCEMP) shall be submitted to the local planning authority for approval in writing. The Plan shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase, including but not necessarily limited to, the following:

- Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing.
- Working method statements for protected/priority species, such as nesting birds and reptiles.
- Work schedules for activities with specific timing requirements in order to avoid/reduce potential harm to ecological receptors; including details of when a licensed ecologist and/or ecological clerk of works (ECoW) shall be present on site.
- Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).
- a scheme to treat and remove suspended solids from surface water run-off during construction
- wheel washing facilities and appropriate disposal of effluent
- the use and routing of heavy plant, vehicles and machinery
- oils/chemicals and materials storage including refueling
- the location and pollution prevention for storage areas and compounds
- the control, storage and removal of spoil and waste
- measures for the protection of biodiversity (including fish species in the watercourse), including details of all pre-works ecological checks.
- recommendations relating to riparian mammals (water vole, otter and beaver) including covering of excavations to prevent entrapment in addition to minimising light spill onto the river corridor.

Development shall be carried out in strict accordance with the approved CEMP.

REASON: To ensure adequate protection and mitigation for the natural environment prior to and during construction, and that works are undertaken in line with current best practice and industry standards and are supervised by a suitably licensed and competent professional ecological consultant where applicable.

5 No development shall commence on site (including any works of demolition), until a Construction Method Statement, which shall include the following:

- a) the parking of vehicles of site operatives and visitors;
- b) loading and unloading of plant and materials;
- c) storage of plant and materials used in constructing the development;
- d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing (where appropriate);
- e) wheel washing facilities;
- f) a scheme for recycling/disposing of waste resulting from demolition and construction works;
- g) hours of construction, including deliveries.

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be complied with in full throughout the demolition/construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the implementation of the development.

- 6** No external light fixture or fitting will be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation. The plans will be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: To avoid illumination of habitat used by bats.

Informative

1 **INFORMATIVE - Biodiversity Enhancements:**

The applicant is encouraged to provide ecological enhancements – such as swift and bat bricks, invertebrate blocks and habitat piles – as part of the site works. These should be considered in conjunction with the consultant ecologist.

Informative

2 INFORMATIVE – Permit to discharge

The applicant is advised by the Environment Agency that a permit to discharge (Environmental Permit) will be required if the construction period is greater than 3 months and the discharge is to surface waters. Any discharge will be governed by strict limits on suspended solids, pH, and if flocculants are used, an iron or aluminium limit.

Informative

3 INFORMATIVE – Flood Risk Activity Permit

The applicant is advised by the Environment Agency that the Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any flood risk activities any of the following activities. For further guidance please visit Flood risk activities: environmental permits - GOV.UK or contact the EA's National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environmentagency.gov.uk. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and the EA advise the applicant to consult with them at the earliest opportunity.

Informative

4 INFORMATIVE – Flood Risk

The applicant is advised that there must be no temporary or permanent storage of material in the flood plain during or post demolition. The sheet piles running along the watercourse form part of a flood defence asset. The coping stones along the top of the piles must be retained and kept undamaged, as the height of the capping contributes to flood protection in this area. An 8-metre access to the river should be maintained, including during works, in the event of emergency works. For further information please contact the Environment Agency.

Informative

5 INFORMATIVE – Highways

The application involves the re-instatement/closure of an existing vehicle access/dropped kerb. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.

Nic Thomas - Director of Planning, Economy and Regeneration

NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
 - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
 - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk
- 4 **CIL.** The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website [Community Infrastructure Levy \(CIL\) - Wiltshire Council](#)