

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Application Reference Number: PL/2026/01061

Decision Date: 29/04/2026

Applicant:	Moonraker (Melksham) Ltd c/o Agent
Particulars of Development:	Application for prior approval under Class MA for the proposed change of use from Class E (commercial) to Class C3 (residential) to provide 17 units
At:	Avonside Enterprise Park, New Broughton Road, Melksham, SN12 8AD

I refer to your application for a determination as to whether the prior approval of the local planning authority will be required for this development.

The local planning authority has determined in this case that its prior approval **will be required** as to the flooding risks in relation to the building; impacts of noise from commercial premises on the intended occupiers of the development; the provision of adequate natural light in all habitable rooms of the dwellinghouses; and the impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses, and that this **prior approval is given subject to the following conditions:**

- 1 Prior to first occupation of the development a Flood Warning and Evacuation Plan shall be submitted to and approved in writing by the local planning authority. The development shall subsequently be implemented in accordance with the approved details.

REASON: In the interests of managing flood risks.

- 2 No development shall commence until a Noise Management Plan has been submitted to and approved in writing addressing the matters raised within the Noise Report for Planning (Acoustic Report A2327 R01 dated November 2025). This shall address matters of noise from commercial units and road noise. The development shall be implemented in accordance with the approved details.

REASON: In the interests of providing suitable living conditions within the development.

- 3** Prior to the first occupation of the development the operational development (including demolition) required to bring the proposed units into alignment with the conditions evaluated in the Internal Daylight & Sunlight Report dated 4 June 2025 by dpr and the Addendum Internal Daylight and Sunlight Report dated 23 April 2026 by dpr shall have been carried out. This shall include demolition, making good of surfaces, and installation of fenestration.

REASON: In the interests of providing suitable living conditions within the development.

Informative

1 INFORMATIVE – Bats

There is a low risk that bats may occur at the development site. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species 2017 (as amended) even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the applicant is advised to follow the advice of a professional ecologist or to contact Natural England's Batline through the internet.

Nic Thomas - Director of Planning, Economy and Regeneration

