



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2026/01034
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:	Change of use of units on first floor of Block D from Use Class Sui Generis to Use Class C3 (4 residential dwellings)
At:	Avonside Enterprise Park, New Broughton Road, 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 Change of Use – 1275_PL_S-001, Rev P1

BLOCKS A-G Proposed Ground Floor Plan – 1275_PL_GA-00 (A-G) Rev P1

BLOCKS A-G Proposed First Floor Plan – 1275_PL_GA-01 (A-G) Rev P3

Proposed Site Plan – 1275_PL_GA-00, Rev P1

Unit Types – 1B/2P Change of Use – 1275_PL_UT-03, Rev P1

Unit Types – 2B/3P Change of Use – 1275_PL_UT-04, Rev P1

Unit Types – Studio Change of Use – 1275_PL_UT-Studio, Rev P1

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

- 3 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.

- 4 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.

- 5 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 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 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

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](#)