

13 May 2026

Dear Sir/Madam

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

Application No:	PL/2026/01946
Proposal:	Discharge of Conditions 4 (Materials), 7 (Bat/Bird Boxes), 8 (River Avon Special Area of Conservation Mitigation Scheme) and 10 (New Forest Protected Sites Recreational Impacts Mitigation Scheme) of PL/2024/08886
Site Address:	Adjacent 4 Braemar Rise, Salisbury, SP1 3QB
On Behalf Of:	Mr D Newman C/O Damen Associates, Kingsdown Studio Back Drove West Winterslow, SP5 1SX

I refer to your application for the discharge of condition(s) attached to the above planning permission dated 30 March 2026. After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

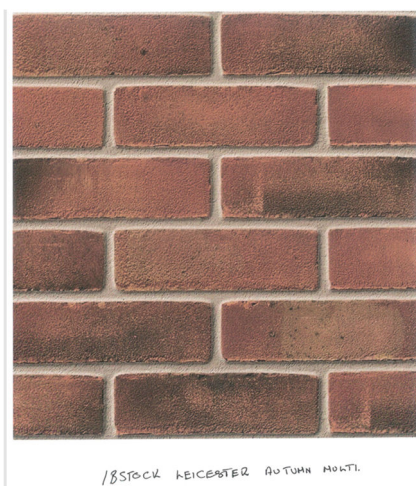
Condition 4:

No development shall commence on site above slab level until the exact details and samples of the proposed external materials including render, brick and roof tiles to be used on the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: For the avoidance of doubt and in the interests of visual amenity and the character and appearance of the area.

Details Submitted for Approval: Condition 4 materials document and additional detail contained within the application form.

Con 4 Brick--- Ibstock Leicester Autumn Multi,-- Render K render smooth finish Corn ---Roof Marley Hawkins Clay plain tile.



HARLEY HAWKINS C47
PLAIN TILE.

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

Reason for Decision:

The chosen materials are considered to be appropriate for the application site and will be in keeping with other properties in the locality constructed with similar bricks and tiles; render is also a material seen on nearby properties.

Condition 7:

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: Condition 7 plan showing roof plan with location of bat/bird boxes and details of the bird/bat boxes.

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

Reason for Decision:

The Council's ecologist has been consulted has have confirmed the details provided to be acceptable but has suggested that the bat boxes should be installed on the south/western elevations and bird boxes on north/eastern elevations to maximise effectiveness

Condition 8:

The development hereby permitted shall not commence until evidence of compliance to the Wiltshire Council River Avon Special Area of Conservation Mitigation scheme, or an alternative approved mitigation package addressing the additional nutrient input arising from the development, has been submitted to, and approved in writing by the Local Planning Authority.

REASON: To accord with the Conservation of Habitats and Species Regulations 2017, and Wiltshire Core Strategy Core Policy 69.

Details Submitted for Approval: Signed completed S111 agreement

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

Reason for Decision: Proof has been provided that payment has been made and the S11 legal agreement has been completed by both the applicant and Wiltshire Council which is evidence of compliance to the Wiltshire Council River Avon Special Area of Conservation Mitigation scheme.

Condition 10:

The development hereby permitted shall not commence until evidence of compliance to the Wiltshire Council New Forest Protected Sites Recreational Impacts Mitigation Scheme, or an alternative approved mitigation package addressing the recreational pressure arising from the development, has been submitted to, and approved in writing by the Local Planning Authority.

REASON: To accord with the Conservation of Habitats and Species Regulations 2017.

Details Submitted for Approval: Signed completed S111 agreement

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

Reason for Decision: Proof has been provided that payment has been made and the S11 legal agreement has been completed by both the applicant and Wiltshire Council which is evidence of compliance to the Wiltshire Council New Forest Protected Sites Recreational Impacts Mitigation Scheme.

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.