

Development Services
Wiltshire Council
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www.wiltshire.gov.uk

14 May 2026

Dear Sir/Madam

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

Application No:	PL/2026/00551
Proposal:	Discharge of Conditions 3 (CEMP), 4 - (Proposed bat and bird boxes and their proposed locations) and 7 (Proposed External Lighting design)
Site Address:	LATTON CONTROL CENTRE, DOWN AMPNEY, CIRENCESTER, GL7 5QF
On Behalf Of:	CS2 Ltd Suite 3D Blackfriars House, Parsonage, Manchester, Greater Manchester, United Kingdom, M3 2JA

I refer to your application for the discharge of condition(s) attached to the above planning permission dated 27 January 2026. After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

Condition 3:

The development hereby approved shall not commence until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include details of the following relevant measures:

- i. An introduction consisting of construction and demolition phase environmental management plan, definitions and abbreviations and project description and location;
- ii. A description of management responsibilities;
- iii. A description of the demolition and construction programme;
- iv. Site working hours and a named person for residents to contact;
- v. Detailed Site logistics arrangements;
- vi. Details regarding parking, deliveries, and storage;

vii. Details regarding dust and noise mitigation;

viii. Details of the hours of works and other measures to mitigate the impact of demolition and construction on the amenity of the area and safety of the highway network; and

ix. Communication procedures with the LPA and local community regarding key construction issues – newsletters, fliers etc.

There shall be no burning of construction or demolition materials undertaken on site at any time.

Construction and demolition hours shall be limited to 0800 to 1800 hrs Monday to Friday, 0800 to 1300 hrs Saturday and no working on Sundays or Bank Holidays.

REASON: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable.

Details Submitted for Approval:

- Construction Environment Management Plan (CEMP); 664572-01 (03) dated April 2025 prepared by RSK Environment Ltd; received 27 January 2026
- Updated CEMP; PMS/1435 updated 25 January 2026; received 27 January 2026

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

Reason for Decision:

The Council's Environmental Health officer has reviewed the submitted details and is satisfied that these are sufficiently detailed to satisfy the requirements stated in condition 3 of planning permission PL/2026/00551 and therefore raises no objection to the condition to be discharged.

Condition 4:

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:

- Bat and Bird Box Locations - RevB 12.05.26; received 12 May 2026
- Bat and Bird Box Locations – Elevations 12.05.26; received 12 May 2026

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

Reason for Decision:

The Council's Ecologist has reviewed the submitted details and is satisfied that these are sufficiently detailed to satisfy the requirements stated in condition 4 of planning permission PL/2026/00551 and therefore raises no objection to the condition to be discharged.

Condition 7:

No new external light fixture or fitting shall be installed within the application site or affixed to the building hereby approved until details of the 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.

Details Submitted for Approval:

- External Lighting Installation: Latton WTW; 3220203 dated 21.02.2025; received 27 January 2026

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

Reason for Decision:

The Council's Ecologist has reviewed the submitted details and is satisfied that these are sufficiently detailed to satisfy the requirements stated in condition 7 of planning permission PL/2026/00551 and therefore raises no objection to the condition to be discharged.

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.