

Riley Residential Ltd
C/O Agent

Development Services
Wiltshire Council
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26th May 2026

Dear Sir/Madam

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

Application No:	PL/2026/02085
Proposal:	Discharge of Conditions 3 (Boundary Wall), 4 (Boundary Wall), 5 (Materials & Architectural Details), 6 (Railings), 8 (Contamination), 9 (Construction Management Plan), 15 (New Forest Mitigation), 17 (River Avon Mitigation), 18 (ecological Enhancement), 20 (Surface Water) and 21 (Sustainable Urban Drainage) in relation to approved scheme PL/2025/06308
Site Address:	Land off Rollestone Street and to the rear of 24-28 Endless Street, Salisbury, SP1 3UT
On Behalf Of:	Riley Residential Limited C/O Agent - Atlas Planning Group, Bodenham, SP5 4EN

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

Condition(s) submitted for consideration:

I can confirm that insufficient detail has been submitted to satisfy *all* of the requirements of the precommencement conditions applied for. Only some of the conditions have therefore been satisfied, as follows:

Condition 3 – Boundary Wall Protection Details PARTIAL DISCHARGE

I can confirm that the details of the protective fencing provided on plan ref: 15-18A-01-02 Rev V – Proposed Floor Plans (Received – 27th March 2026); and within the Condition Covering Letter (Atlas, dated: 27th March 2026) are acceptable and will offer good protection to the walls identified. Please ensure that these protective measures are implemented in accordance with the agreed details before development commences and for the duration of the works; and that all of the fencing (apart from any that coincides with approved plans) is removed before occupation of the houses.

However nothing has been provided regarding the protection of the southern boundary which is of some concern as the site car park is to abut this boundary. This condition is not therefore satisfied in full and can only be **partially agreed** at this stage.

Condition 4 – Repair of Boundary Walls

The comments received within the submitted Condition Covering Letter (Atlas, dated: 27th March 2026) confirming that no boundary repair is necessary, are noted. Clearly the walls *do need* repair but the consent does not explicitly require it and therefore this information is sufficient to satisfy this condition at this stage.

Please however note that any future works to the walls may need Listed Building Consent. Some works could be considered like-for-like repairs and not need consent but the Local Planning Authority will need to know the details in advance in order to confirm this.

Condition 5 – Materials **REFUSED**

I can confirm that the information that has been provided to satisfy this condition (Ref: 15-18A-01-07 Rev Q – Materials & Details, Received – 28th March 2026) is identical to that which was submitted with the original planning application and is therefore insufficient. For the proposed bricks, tiles and stone materials the Local Planning Authority needs to know the specific products intended for use. The condition also requires rooflight, window and door joinery details, which appear to be missing from the submission. The submitted plan also proposes reconstituted stone even though the condition explicitly states this is not acceptable. In the absence of any such detailed information, the requirements of this condition are **not** therefore satisfied and this application is refused.

Condition 6 – Front Railing Details **REFUSED**

I can confirm that the information that has been provided to satisfy this condition (Ref: 15-18A-01-04 Rev T – Proposed Elevations – 01, Received – 27th March 2026) is identical to that which was submitted with the original planning application and is therefore insufficient. Elevation, Plan and Section plans at 1:5 or 1:10 scale are required so that the detailed design of this feature can be agreed. In the absence of any such detailed information, the requirements of this condition are **not** therefore satisfied and this application is refused.

Condition 8 – Contamination **REFUSED**

The comments received within the submitted Condition Covering Letter (Atlas, dated: 27th March 2026) confirming that there is no contamination at the site, are noted. However there is no detail confirming how this assessment has been made and whether, in line with Step 1 of this Condition, this conclusion has been made by *a suitably qualified and experienced professional*. The Local Planning Authority cannot therefore be satisfied that the site does not have any possibility for contamination at this stage. In the absence of any such contamination report undertaken by a qualified professional, the requirements of this condition are **not** therefore satisfied and this application is refused.

Condition 9 – Construction Management Plan

I can confirm that the submitted Construction Management Plan (Atlas, March 2026), which was received 27th March 2026, is acceptable and satisfies the requirements of this condition. Please ensure that the development is implemented in accordance with these approved details.

Condition 15 – New Forest Mitigation **REFUSED**

As identified by email dated 14th April 2026, no evidence has been submitted with this application to confirm compliance of the development with 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. There is no mechanism within this Discharge of Condition process to secure this as this needs to be pursued separately with the Council's Ecologists/Nutrient Officers and/or Natural England. This condition requires evidence to be submitted to confirm that the mitigation has been agreed and/or purchased as necessary.

The Local Planning Authority also understands that whilst the Council's Nutrient Officer has provided details about how to pursue compliance with the Council's mitigation scheme (by email dated 28th April 2026), no further contact has been made and no credits have been purchased to date. In the absence of any such evidence, the requirements of this condition are **not** therefore satisfied and this application is refused.

Condition 17 – River Avon SAC Mitigation REFUSED

As identified by email dated 14th April 2026, no evidence has been submitted with this application to confirm compliance of the development with 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. There is no mechanism within this Discharge of Condition process to secure this as this needs to be pursued separately with the Council's Ecologists/Nutrient Officers and/or Natural England. This condition requires evidence to be submitted to confirm that the mitigation has been agreed and/or purchased as necessary.

The Local Planning Authority also understands that whilst the Council's Nutrient Officer has provided details of how to pursue compliance with the Council's mitigation scheme (by email dated 28th April 2026), no further contact has been made and no credits have been purchased to date. In the absence of any such evidence, the requirements of this condition are **not** therefore satisfied and this application is refused.

Condition 18 – Ecological Enhancement

I can confirm that the ecological enhancement details that are identified on the submitted Enhancement Plan & provided by the Woodstone Bat & Swift Box Specifications, which were received 27th March 2026, are acceptable and satisfy the requirements of this condition. Please ensure that the development is implemented in full in accordance with these approved details before occupation of the dwellings and that the enhancement features are maintained and retained for the lifetime of the development.

Condition 20 – Surface Water Drainage REFUSED

Thank you for submitting the letter from Wessex Water (Dated 17th December 2025); and further commentary about drainage in the Conditions Covering Letter (Atlas, dated: 27th March 2026).

However the information submitted does not constitute a surface water drainage strategy and is insufficient to discharge this condition. No detailed drainage layout has been provided identifying surface water infrastructure, including pipework, attenuation features, flow control devices, SuDS components, discharge points, or relevant levels. As a result, compliance with the surface water discharge hierarchy and the National Standards for Sustainable Drainage Systems cannot be demonstrated.

The correspondence from Wessex Water and that written approval has been obtained to connect to the nearby surface water sewer is noted. The submitted document confirms the availability of services and indicates that a connection may be feasible; however, it is not informed by a submitted drainage design and does not confirm agreed discharge rates, attenuation requirements, exceedance routing, or the final point of connection. In the absence of an approved surface water drainage strategy, the Wessex Water correspondence cannot be treated as formal surface water outfall approval for the purposes of discharging this condition.

In order for this condition to be satisfied the following information will need to be submitted for agreement:

- A comprehensive drainage layout drawing must be provided, clearly showing the location, dimensions, and levels of all drainage features, including pipework, manholes, control structures, and outfalls. The plan should also clearly identify all sustainable drainage (SuDS) features proposed on the site.
- Evidence that the applicant has considered how surface water re-use can be maximised or provide justification as to why it cannot be achieved on this site.
- In overland exceedance routes are to be identified and shown on the drainage plan for flows in excess of the 1 in 100-year plus climate change rainfall event to demonstrate no adverse flood risk to the development or elsewhere.
- A demonstration that the design provides interception storage features in accordance with Standard 2 of the National Standards for SuDS. Evidence and calculations shall be provided to demonstrate that the runoff from each positively drained surface, for at least 5mm of rainfall, is either collected for use, infiltrated into the ground, or else captured, conveyed and stored within SuDS features.
- Written approval has been obtained from the relevant statutory undertaker or asset owner, and evidence of such approval has been provided to the Local Planning Authority.

In the absence of any such detailed information, the requirements of this condition are **not** therefore satisfied and this application is refused.

Condition 21 – SUDS REFUSED

Thank you for submitting the letter from Wessex Water (Dated 17th December 2025); and further commentary about drainage in the Conditions Covering Letter (Atlas, dated: 27th March 2026). However the information provided is considered to be insufficient to satisfy the requirements of this condition

In order to discharge this drainage condition the following additional information must be provided:

- A Construction Surface Water Management Plan shall be provided, including measures for temporary drainage, pollution prevention, and sediment control.
- A Management and Maintenance Plan shall be submitted confirming responsibilities, funding arrangements, and maintenance schedules for all SuDS features

In the absence of any such detailed information, the requirements of this condition are **not** therefore satisfied and this application is refused.

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.