

Development Services
Wiltshire Council
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13 August 2026

Dear Sir/Madam

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

Application No:	PL/2026/02608
Proposal:	Discharge of Conditions 6 (CEMP), 7 (110 litres), 8 (Ecology) and 9 (River Avon Special Area of Conservation Mitigation scheme) of PL/2025/08963 - Erection of two storeys to rear wing of approved care home to provide 4 new care bedrooms
Site Address:	Breamar Lodge, 18-20 Stratford Road, Salisbury, SP1 3JH
On Behalf Of:	Colten Developments Limited Colten House, Wellworthy Way, Ringwood, Hampshire, BH24 3FE

I refer to your application validated on 20th of May 2026 regarding the discharge of Conditions 6 (CEMP), 7 (110 litres), 8 (Ecology) and 9 (River Avon Special Area of Conservation Mitigation scheme) of PL/2025/08963. After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

Condition 6:

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 phase environmental management plan, definitions and abbreviations and project description and location;
- ii. A description of management responsibilities;
- iii. A description of the 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 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.

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

Details Submitted:

Construction Environmental Management Plan Reference 215/01 Rev A

Decision:

The submitted information, detailed above, is considered to satisfy the requirements of Condition 6 of **PL/2025/08963** and therefore this condition is hereby discharged.

Reason for Decision:

Wiltshire Council's Public Protection officer has reviewed the submitted CEMP and is satisfied that the condition has been complied with. This condition can therefore be discharged.

Condition 7:

The overnight development hereby approved shall be designed to ensure it does not exceed 110 litres per person per day water consumption levels (which includes external water usage) and a water efficiency assessment should be submitted. Before the development is brought into use, a water efficiency report certifying that this standard has been achieved shall be submitted to the local planning authority for its written approval.

REASON: To ensure compliance with the prevailing mitigation strategy for nutrient neutrality in the water catchment within which this development is located.

Details Submitted:

Water Efficiency Calculations Reference 215/Condition 7

Decision:

The submitted information, detailed above, is considered to satisfy the requirements of Condition 7 of **PL/2025/08963** and therefore this condition is hereby discharged.

Reason for Decision:

Wiltshire Council's Ecology Officer confirmed that the water efficiency calculator aligns with that required by 'The Building Regulations 2010 – Sanitation, hot water safety and water efficiency' and demonstrates a level below 110 litres per person per day, in compliance with Condition 7.

Condition 8:

Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of opportunities for wildlife (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:

Biodiversity Statement Reference 215/Condition 8
Proposed Elevation Reference 215.51C
Preliminary Ecological Appraisal Reference Pg 12-13
Data Sheet Bat Boxes Received 08 July 2026

Decision:

The submitted information, detailed above, is considered to satisfy the requirements of Condition 8 of **PL/2025/08963** and therefore this condition is hereby discharged.

Reason for Decision:

Wiltshire Council's Ecology Officer was initially consulted on the received working drawings. Their initial response noted that the Proposed Elevation reference 215.51C does not show the specification of the proposed bat bricks to be installed on the southeast elevation. The PEA suggests that an Ibstock brick would be suitable but no confirmation of product or type has been included.

A subsequent Data Sheet Bat Boxes document was submitted after this initial consultation response. This data sheet shows the proposed product type.

The ecology officer has confirmed that they are satisfied with this.

This condition can therefore be discharged.

Condition 9:

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:

Nutrients Statement Reference 215/Condition 9

Nutrient Scheme email confirmation from Climate & Environment Service Reference 215/Condition 9

River Avon Special Area of Conservation S111 Agreement Reference 215/Condition 9

Decision:

Wiltshire Council's Ecology Officer confirmed that credits have been allocated to this application, the process has been completed, a S111 agreement has been completed and counter signed. This condition can therefore be discharged.

Reason for Decision:

Wiltshire Council's Ecology Officer has confirmed that the S111 has been completed.

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).

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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 when appealing against a refusal or failure to discharge a condition, the Planning Inspectorate will only consider whether the submitted details comply with the requirements of the condition and any relevant planning policies. They will not reconsider the original decision to grant planning permission or the reasonableness of imposing the condition itself.