



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2025/07604
Decision Date: 14/08/2026

Applicant:	Tarmac Cement Limited Panshangar Park, Hertford, Hertfordshire, United Kingdom, SG14 2NA
Particulars of Development:	Install new foul primary settlement tank at the eastern extremity of the "known to be serviceable" system. Install pump chamber which will pump settled effluent to the dosing syphon of existing plant, discharging into renovated existing filter beds & ultimately discharged into the Pond System. Depth of primary tank would be approx. 5m deep with an inlet some 2m below existing ground level affording gravity connections into the primary tank. Rising main from pumped effluent would be shallow & avoid deep excavations likely to encounter existing foundations & services.
At:	Tarmac Construction LDT, Trowbridge Road, Westbury, BA13 4LX

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:

Preliminary Ecological Assessment (19 September 2025)

Design and Access Statement (19 September 2025)

Flood Risk Statement (19 September 2025)

Planning Statement (19 September 2025)

Sewage Treatment Plan Design 80620-02D (31 October 2025)

Cross Sections 80620-02D (31 October 2025)

Saturn Package Pumping Station Datasheet (31 October 2025)

Synergy Spherical Septic Tanks SD0901/ROBUSTA (31 October 2025)

Site Plan and Location Plan 80620-03B (31 October 2025)

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

- 3** The development will be carried out in strict accordance with the following documents:

Preliminary Ecological Assessment, Alder Ecology, July 2025

Ecological Enhancement Plan, Such Salinger Peters, July 2026

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

- 4** No site clearance, vegetation removal or demolition works shall commence until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The Construction Method Statement shall include all precautionary measures to be implemented during the construction period, for the protection of sensitive habitats and species known to be present within or adjacent

the site, with particular reference to the pond, and reptiles. The development shall be carried out in strict accordance with the approved Construction Method Statement.

REASON: To ensure adequate protection, mitigation and compensation for protected species and priority habitats throughout the construction period.

Informative

- 5 The habitat within the proposed development site and the surrounding area is suitable for roosting, foraging and commuting bats. An increase in artificial lux levels can deter bats which could result in roost abandonment and/or the severance of key foraging areas. This will likely result in a significant negative impact upon the health of bat populations across the region. Artificial light at night can have a substantial adverse effect on biodiversity. Any new lighting should be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08-18 "Bats and artificial lighting in the UK", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

Informative

- 6 The Sewage treatment plant is regulated by the Environment Agency under Environmental Permit EPR/ZP3229GC. The proposed renovation of the plant must ensure that the plant can still comply with the conditions of this permit. The applicant must also ensure that the renovated system satisfies the conditions of the Active Discharge Consent or consider variation of the Discharge Consent.

Níc Thomas - Director of Planning, Economy and Climate

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](#)