

27 August 2026

Dear Sir/Madam

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

Application No:	PL/2026/02732
Proposal:	Discharge of conditions 6 (Cycle parking facilities) and 8 (Drainage scheme) of PL/2024/09516.
Site Address:	Bethesda Home, Church Road, Derry Hill, SN11 9NN
On Behalf Of:	New Key Developments 1 Lower Kingsdown Road, Kingsdown, Corsham, Wiltshire, United Kingdom, SN18 8BG

I refer to your application for the discharge of condition(s) attached to the above planning permission dated 15 May 2026. After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

Condition 6:

The development hereby approved shall not be first brought into use or occupied until details of secure covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall accord with dimensions, access, location, design and security principles laid out in Appendix 4 of Wiltshire's LTP3 Cycling Strategy. These facilities shall thereafter be provided in accordance with the approved details and made available for use prior to the first occupation of the development hereby permitted and shall always be retained for use thereafter.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car. ACCESS/PARKING (VEHICLE)

Details Submitted for Approval:

- Garden Sanctuary Bicycle Storage - Product Information. Received 8 May 2026.
- Site Plan as Proposed - Cycle Storage. SK-022 B. Received 8 May 2026.

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

Reason for Decision:

Wiltshire Council's Highways Team reviewed the details submitted for approval and confirm the details are appropriate and sufficient to discharge the condition. The Local Planning Authority is therefore satisfied that the development would proceed in an acceptable manner by ensuring satisfactory facilities for the parking of cycles in order to encourage travel by means other than the private car.

Condition 8:

No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

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

a. Clear arrangements for the ownership and ongoing maintenance of the SuDS over the lifetime of the development.

REASON: To ensure that the SW drainage performs as designed and to avoid flooding due to lack of maintenance.

b. A construction management plan, which shall include monitoring of, and measures to retain, the existing vegetation across the site, together with details of drainage arrangements during the construction phase, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority.

REASON: There's a statutory duty to ensure that surface water quality and quantity is managed throughout construction and as not to increase flood risk, or pollution of watercourses

Details Submitted for Approval:

- Construction Management Plan. Received 15 May 2026.
- Drainage Details - Soakaway Design. DHC-STN-XX-XX-DR-C-7100 P01. Received 28 July 2026.
- Drainage Strategy Report. DHC-HYD-XX-XX-RP-C-7000 P06. Received 24 August 2026.
- Soakaway Test Rev A. Received 24 August 2026.
- Drainage Strategy. DHC-HYD-00-ZZ-SK-C-7700 P05. Received 24 August 2026.

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

Reason for Decision:

Wiltshire Council's Drainage Team reviewed the details submitted for approval and confirm they are sufficient to discharge the condition. The Local Planning Authority is therefore satisfied that the development would proceed in an acceptable manner by ensuring provision is made for the management and maintenance of surface water drainage in the interest of minimising the risk of flooding and the pollution of watercourses throughout the construction phase.

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 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.