

28 August 2026

Dear Sir/Madam

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

Application No:	PL/2026/04585
Proposal:	Discharge of condition 7 of PL/2025/05868 (External lighting details).
Site Address:	Turnpike Cottage, New Manor Farm, Upper South Wraxall, Bradford On Avon, BA15 2SQ
On Behalf Of:	Mr T Farthing

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

Condition(s) submitted for consideration:

Condition 7:

No new external lighting shall be installed on site unless details of 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:

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

Proposed ground floor plan showing the external light location Drg no 4369-07 received 21/07/2026
Product specifications – Endon Lighting Thornton PIR wall light and associated bulb details received 26/08/2026
Supporting statement received 21/07/2026

Reason for Decision:

Bath and Bradford-on-Avon Bats Special Area for Conservation (SAC)

The site is located within four core roost buffers (consultation zones) for Greater Horseshoe and Lesser Horseshoe bats, associated with the Bath and Bradford-on-Avon SAC. The current proposal therefore has potential to result in significant adverse impact on the special features of the Bath and Bradford-on-Avon SAC.

A test of likely significance has been carried out by the relevant Competent Authority (Wiltshire Council) as required by Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended). This concluded that given the scale and nature of the currently proposed development which (i) does not propose removal of any vegetation, and (ii) does not propose any external lighting that will have a significant negative impact on bat habitat, there is no mechanism for adverse impact on the Conservation Objectives of the SAC, and the proposal can be screened out of Appropriate Assessment

The development includes downlights (no upward illuminance) operated via a motion sensor, using a warm white light (at 2700 K). This aligns with advice provided in "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

Sufficient information has been provided to enable the discharge of Condition 7. Lighting must be installed in accordance with the approved details only.

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.