

Development Services
Wiltshire Council
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www.wiltshire.gov.uk

10 September 2026

Dear Sir/Madam

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

Application No:	PL/2026/02343
Proposal:	Discharge of condition 3 (Wildlife Enhancement Plan) and BNG informative 2 relating to application PL/2025/09455
Site Address:	Ivy Farm, West Yatton, Yatton Keynell, Chippenham, SN14 7EW
On Behalf Of:	Mr Glasel Ivy Farm , West Yatton, Yatton Keynell, Wiltshire, SN14 7EW

I refer to your application for the discharge of condition(s) attached to the above planning permission dated 21 April 2026. After careful consideration, the following decision has been made:

Condition 3: REFUSE

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

The requirements of condition 3 have not been met by the detail submitted under this application.

Deemed BNG condition: REFUSE

*[...] the development may not be begun unless—
(a) a biodiversity gain plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan*

The requirements of the deemed BNG condition have not been met by the detail submitted under this application.

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.