

APPLICATION FOR DISCHARGE OF PLANNING CONDITION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/04562
APPLICATION TYPE:	Approval of details reserved by condition
SITE ADDRESS:	Kingway Nurseries, Chippenham Road, Corston, SN16 0HW
DEVELOPMENT DESCRIPTION:	Discharge of Condition 15 (scheme of acoustic insulation and noise control) in relation to PL/2025/03530
RECOMMENDATION:	Condition 15 of PL/2025/03530 be PARTIALLY DISCHARGED

REASON FOR APPLICATION

Application PL/2025/03530, *Demolition of the remaining horticultural nurseries and erection of employment facilities comprising office and product development premises (Class E) and warehouse and light industrial facilities (Class B2 and B8). Ancillary uses include a mobility hub, café, and accommodation, together with landscaping, drainage, and other associated works* was granted consent on 15.01.2026 subject to 30 conditions.

Conditions 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 require submission and approval of detail prior to commencement of development.

Conditions 16 and 17 require submission and approval of detail prior to first use/occupation.

Application PL/2026/02404 discharged condition 9

Application PL/2026/01136 discharged condition 11

Application PL/2026/02225 partially discharged condition 7

Application PL/2026/03945 discharged condition 14

This application is requesting discharge of condition 15

CONDITION OF PL/2025/03530 REQUESTING DISCHARGE

Condition 15 states:

No development shall commence until a scheme of acoustic insulation and noise control has been submitted to and approved in writing by the Local Planning Authority. The scheme must demonstrate the following:

i) that the rating level (LA_{rTr}) of sound emitted from fixed plant or machinery associated with the unit can be at least 5 dB below the background sound level (LA₉₀) for daytime and nighttime respectively.

ii) that background sound levels (LA₉₀) measurements and calculations have been made in accordance with the methodology of BS4142:2014 +A1:2019 Method for rating and assessing industrial and commercial sound, and/or its subsequent amendments. The development shall not be first brought into use until:

a) the approved scheme of acoustic insulation and noise control has been carried out in full

b) a post installation noise assessment has been carried within 3 months of completion, confirming compliance with noise criteria or identifying and potential additional steps which are required to achieve compliance with noise criteria.

c) the post installation noise assessment has been submitted to and approved in writing by the Local Planning Authority

d) where any additional steps have been identified as required to achieve compliance with noise criteria, these steps have been taken.

The details as approved shall be permanently retained and maintained at all times thereafter.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenities of the area

RELEVANT LEGISLATION, POLICY AND GUIDANCE

[Planning Policy Guidance \(PPG\)](#)

[Town and Country Planning Act 1990 \(TCPA\)](#)

REPRESENTATIONS

Councils Public Protection Team: No representation at time of writing

INFORMATION PROVIDED WITH THIS APPLICATION

The following summarised information has been provided to/assessed by the Local Planning Authority (LPA):

Application form	Indicating that the requested condition for discharge is 15 of PL/2025/03530	Signed and dated on 20.07.2026	Sufficient to clarify the reason for application and to provide additional supporting information.
Covering Letter	Prepared by Morgan Elliot Planning, reiterating the condition requested for discharge	Dated 20.07.2026	
Copy of Decision Notice	Confirming condition wording associated with PL/2025/03530	Dated 15.01.2026	
Location Plan	Showing the extent of the site associated with PL/2025/03530	Received under PL/2025/03530 on 07.04.2025	
Noise Assessment	Prepared by Rappor, providing detail including the following: - Noise survey - Noise assessment - Conclusion	Dated July 2026	No representation has been received from the Councils Public Protection Team; Officer assessment has been carried out.

ASSESSMENT AND CONCLUSION

The provided noise assessment demonstrates that the rating level from fixed plant/machinery is at least 5dB below background sound levels during daytime and night-time.

The background sound levels have been demonstrated to be undertaken in accordance with BS4142 methodology.

The report concludes that the machine will be housed within the building, a conservative building sound reduction of 20 dB has been assumed, and that no additional mitigation is required by virtue of the rating level being substantially below background.

The details submitted in support of this application satisfy the pre-commencement requirements of condition 15.

RECOMMENDATION: Condition 15 of PL/2025/03530 be PARTIALLY DISCHARGED

INFORMATIVES TO APPLICANT:

- This Local Planning Authority is satisfied that the following details submitted under this application are consistent with the pre-commencement aims of condition 15 of PL/2025/03530

Noise Assessment, prepared by rappor, dated July 2026

- There remains a requirement for the development not to be first brought into use until:
 - a) the approved scheme of acoustic insulation and noise control has been carried out in full
 - b) a post installation noise assessment has been carried within 3 months of completion, confirming compliance with noise criteria or identifying and potential additional steps which are required to achieve compliance with noise criteria.
 - c) the post installation noise assessment has been submitted to and approved in writing by the Local Planning Authority d) where any additional steps have been identified as required to achieve compliance with noise criteria, these steps have been taken.
- There remains a requirement for the details as approved to be permanently retained and maintained at all times thereafter.
- The requirements for further detail to be submitted and approved, as set out under other conditions associated with PL/2025/03530 remains
- This decision should be read in conjunction with PL/2025/03530