



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2026/02226
Decision Date: 16/09/2026

Applicant:	ALDI Stores Ltd c/o agent, c/o agent, c/o agent
Particulars of Development:	Extension of existing Class E ALDI foodstore and car park, with associated works.
At:	Aldi, Bradley Road, Trowbridge, BA14 0QT

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 policy DM3 (1)(a) 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:

Location Plan – DWG No. 250393-1000-P02

Existing Site Plan – DWG No. 250393-1050-P03

Existing Floor Plan – DWG No. 250393-1200-P01

Existing Roof Plan – DWG No. 250393-1201-P01

Existing Elevations – DWG No. 250393-1202-P01

Existing Context Elevations – DWG No. 250393-1203-P02

Proposed Site Plan – DWG No. 250393-1300-P09

Proposed Floor Plan – DWG No. 250393-1301-P02

Proposed Roof Plan – DWG No. 250393-1302-P02

Proposed Elevations – DWG No. 250393-1400-P03

Proposed Context Elevations – DWG No. 250393-1401-P02

Habitats Feature Plan DWG No 18302/P01

Post-Development Habitat Features Plan DWG No 18302/P02

All Plans received 02/04/2026

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

- 3** The development hereby permitted shall be carried out in accordance with the following approved document:

Section 3: Ecological Impacts, Mitigation, and Enhancement of the submitted Ecological Impact Assessment (Tyler Grange, April 2026).

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

- 4** No part of the development hereby permitted shall be first brought into use until the car parking alterations and associated turning areas have been completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter

REASON: In the interests of highway safety.

- 5** Demolition or construction works shall take place only between 0800 and 1800 hours on Monday to Friday and 0800 to 1300 hours on Saturdays and shall not take place at any time on Sundays, Bank Holidays or Public Holidays.

REASON: In the interests of protecting the amenity of nearby residential occupiers from noise and disturbance during the construction phase.

- 6** The acoustic mitigation measures identified within the submitted Noise Impact Assessment by Noise Solutions Ltd dated May 2026, including the acoustic wall

lining and 2.3 metre-high acoustic screen, shall be installed prior to the first operation of the plant equipment and thereafter retained and maintained in accordance with the approved details.

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

- 7 No development shall commence until a Tree Protection Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall show the exact position of all trees to be retained and the extent and specification of protective fencing in accordance with BS 5837:2012 "Trees in Relation to Design, Demolition and Construction – Recommendations". The approved tree protection fencing shall be erected prior to the commencement of any development, including site clearance, demolition, excavation and groundworks, and shall be maintained for the duration of the construction period. No equipment, machinery, materials, waste, spoil, fires or excavations shall be permitted within the protected areas. The fencing shall not be removed until all construction works have been completed and all equipment, machinery and surplus materials have been removed from the site.

REASON: In order that the development is undertaken in an acceptable manner and to enable the Local Planning Authority to ensure the retention of trees on the site in the interests of visual amenity.

Informative

- 8 There is a low risk that bats may occur at the development site. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species 2017 (as amended) even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the applicant is advised to follow the advice of a professional ecologist or to contact Natural England's Batline through the internet.

Nic 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](#)