



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2022/06298
Decision Date: 9th January 2025

Applicant: Penning Power and Water, C/O The Estate Office, Fonthill Bishop, SN9 5JG

Particulars of Development: Demolish existing service station (comprising petrol filling station, shop, cafe, outbuilding and associated infrastructure) and erection of a new service station (comprising electrical vehicle charging points, shop, restaurant / cafe, toilets and associated infrastructure) together with landscaping, revised vehicular access and formation of a new pedestrian link.

At: Chicklade Service Station, Chicklade, SP3 5ST

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 paragraph 39 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:

Conditions: (30)

- 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:

Application Form & Certificate

Ref: P-01 – Location Plan. Received – 30.09.2022

Ref: P-08 Rev B – Proposed Overall Site Plan, Sheet 1 of 2. Received – 20.09.2023
 Ref: P-09 Rev A – Proposed Overall Site Plan, Sheet 2 of 2. Received – 11.04.2023
 Ref: P-10 Rev C – Proposed Site Plan. Received – 13.10.2023
 Ref: P-11 – Proposed Floor Plan. Received – 30.09.2022
 Ref: P-12 – Proposed Roof Plan. Received – 30.09.2022
 Ref: P-13 – Proposed Elevations. Received – 30.09.2022
 Ref: P-14 – Proposed North Elevation. Received – 30.09.2022
 Ref: P-15 – Proposed East and West Elevation EV Battery Container. Received – 30.09.2022
 Ref: P-16 Rev B – Proposed Site Sections. A-A, B-B, C-C, D-D, E-E, F-F & A303. Received – 20.09.2023
 Ref: P-18 – Proposed Canopy Elevations. Received – 30.09.2022
 Ref: P20 – Proposed Artist Impressions. Received – 30.09.2022
 Ref: P-21 – Proposed Footpath Details. Received – 11.04.2023
 Ref: P-22 – Proposed Sections. G-G & H-H. Received – 13.10.2023
 Ref: 80636-02 Rev B – Drainage Ditch Sections. Received – 13.10.2023
 Ref: 80636-01 Rev F – Drainage Layout. Received – 27.10.2023
 Ref: 80636-03 Rev D – Drainage Strategy General Arrangement. Received – 27.10.2023
 Ref: 80636-04 Rev A – Drainage Ditch Sections 1/4. Received – 27.10.2023
 Ref: 80636-05 Rev A – Drainage Ditch Section 2/4. Received – 27.10.2023
 Ref: 80636-06 Rev A – Drainage Ditch Section 3/4. Received – 27.10.2023
 Ref: 80636-07 Rev A – Drainage Ditch Sections 4/4. Received – 27.10.2023
 Ref: 2472-DFL-ELG-XX-LD-EO-13001-S3 Rev P08 – Horizontal Illuminance (LUX). Received – 27.10.2023
 Ref: 22021CS-LHC-00-00-DR-L-01.02 Rev P11 – Landscape Strategy. Received – 02.11.2023

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

3

No development hereby approved shall continue above slab level on site until the exact details and samples (inc manufacturers website details) of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

4

No walls shall be constructed on site, until a sample wall panel, not less than 1 metre

square, has been constructed on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner in the interests of visual amenity and the character and appearance of the area.

- 5 No development hereby approved shall commence on site until a boundary treatment and landscaping plan in respect of the strategic highway boundary; and a scheme of hard and soft landscaping for the rest of the site has been submitted to and approved in writing by the local planning authority. The details shall include:

- a) details of all fencing types, location, construction method and maintenance schedule for any boundary of the site and means of enclosure within it;
- b) details for management of the A303 highway boundary planting to include an Arboricultural Tree Survey and Tree Protection Plan with a method statement for any works required to address the removal, retention and management of trees along this boundary;
- c) finished levels and contours;
- d) a detailed planting specification plan showing all plant species, supply and planting sizes and planting densities along with a maintenance method statement and schedule;
- e) details of any other screening feature, location, construction method and maintenance schedule.
- f) all hard and soft surfacing materials;

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner in the interest of highway safety; and to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features in this National Landscape location

- 6 All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced

in the next planting season with others of a similar size and species. All hard landscaping and boundary fencing shall also be carried out in accordance with the approved details prior to the occupation of any part of the development and shall be maintained and retained as such for the lifetime of the development.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features; and in the interests of highway safety.

- 7 The development hereby permitted shall not be occupied or brought into use until a scheme of highways works on the A303 is completed and available for use. The works shall be implemented in accordance with

- Plan Ref: 216398_PD03 Rev H - Proposed Site Access Right Turn Facility, provided in the Second Post Application Response Part 1, Appendix C. Received – 20.09.2023
- Plan Ref: P-21 – Proposed Footpath Details. Received – 11.04.2023

subject to any necessary changes identified during the detailed design and Road Safety Audit process.

REASON: In the interest of the safe and efficient operation of the A303 trunk road.

- 8 No part of the development hereby permitted shall be first brought into use/occupied until the access, turning area, pedestrian footpath linking to Chicklade and the parking spaces have been completed in accordance with the details shown on the approved plans and as agreed by Condition 7. The areas shall be retained and maintained for those purposes at all times thereafter for the lifetime of the development.

REASON: In the interests of highway safety.

- 9 No direct means of pedestrian, cycle or vehicular shall be access created in the boundary between the application site and land to the west.

REASON: In the interest of the safe and efficient operation of the A303 trunk road and the safety of users on the site as no means of safe circulation for pedestrians and cyclists has been provided across the site access from the public buildings and car park area, to the land to the west.

- 10 No development hereby approved shall commence on site until a construction traffic management plan has been submitted to and approved in writing by the local planning authority. The plan shall include the following:

- Confirm the anticipated number, frequency and size of construction vehicles per day;
- Confirm the construction operation hours;
- Confirm the construction vehicular routes to and from site;
- Confirm the construction delivery hours;
- Provide full details of the on-site construction vehicle parking and turning areas;
- Provide full details of the on-site storage for construction materials and plant;
- Identify measures for wheel washing and road sweeping.

The development hereby approved shall be constructed in accordance with the approved construction traffic management plan for the duration of the works.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interest of the safe and efficient operation of the A303 trunk road

- 11 No development hereby approved shall commence on site until a detailed surface water drainage design and maintenance schedule has been submitted to and approved in writing by the local planning authority. The drainage strategy shall show manhole cover levels and invert levels; pipe numbers and diameters (corresponding to calculations); first floor levels of all buildings; cross section drawings of any attenuation/infiltration features should be provided including dimensions, levels, and invert levels; and details of ownership and ongoing maintenance. The agreed drainage measures shall be implemented in accordance with the approved details prior to the first occupation of the development and maintained as such thereafter for the lifetime of the development. No surface water shall be permitted to run off from the development on to the strategic road network or into any drainage system connected to the strategic road network. No drainage connections from any part of development shall be made to any strategic road network drainage systems.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interest of the safe and efficient operation of the A303 trunk road and to protect the integrity of the A303 trunk road drainage asset; and to ensure that the proposed non-mains drainage system does not harm groundwater resources; and to ensure that the site can be adequately drained

- 12 No infiltration of surface water drainage into the ground is permitted other than with the

written consent of the Local Planning Authority.

REASON: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants

- 13 No development hereby permitted shall commence on site until a foul water drainage scheme has been submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved scheme prior to the development hereby approved being first brought into use/occupied.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that the proposed non-mains drainage system does not harm groundwater resources

- 14 No development hereby approved shall commence on site until a remediation strategy to deal with the risks associated with contamination of the site has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components:

1. A preliminary risk assessment which has identified:
 - a) all previous uses;
 - b) potential contaminants associated with those uses;
 - c) a conceptual model of the site indicating sources, pathways and receptors; and
 - d) potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The scheme shall be implemented in full in accordance with the approved remediation plan prior the development hereby approved being first brought into use/occupied.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that

the development is undertaken in an acceptable manner, to ensure that the development does not contribute to, is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution.

- 15 No part of the development hereby by permitted shall be first occupied or brought into use until a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation has been submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

REASON: To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete.

- 16 If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be continued in accordance with the approve strategy.

REASON: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site

- 17 No development hereby permitted shall commence on site until a scheme to manage the risks of pollution from the proposed battery storage area has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented and the battery storage area shall be maintained in accordance with the approved scheme for the life time of the development hereby approved.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that the proposed battery storage does not harm groundwater resources.

- 18 Notwithstanding the submitted lighting strategy, any external lighting that is installed across the site shall be designed and implemented to minimise sky glow, glare and light trespass. It shall be designed in a downward facing position at all times and shall

meet the criteria for Environmental Zone E0 as defined by the Institute of Lighting Professionals 'Guidance Notes for the Reduction of Obtrusive Light' 2012. Any external lighting installed at the site shall be and maintained as such thereafter for the lifetime of the development.

REASON: In the interest of highway safety; to ensure appropriate levels of amenity are achieved; in the interests of protected species; and to protect the dark skies status of the National Landscape

- 19 The development hereby approved shall not be first occupied or brought into use until a Delivery and Service Management Plan has been submitted to and approved in writing by the local planning authority. The servicing of the site and any deliveries thereto shall be managed in accordance with the agreed plan for the duration of the uses hereby approved.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interest of the safe and efficient operation of the A303 trunk road

- 20 No development hereby approved shall commence on site until a Demolition and Construction Environmental Management Plan has been submitted to and approved in writing by the local planning authority. The DCEMP shall include details of the following measures:

- a) An introduction consisting of demolition and construction phase environmental management plans, definitions and abbreviations and project description and location;
- b) A description of management responsibilities;
- c) A description of the demolition and construction programme;
- d) A named person and telephone number for residents and Local Planning Authority to contact;
- e) Detailed Site logistics arrangements;
- f) Details regarding parking, deliveries, and storage;
- g) Details regarding dust and noise mitigation;
- h) Details of drainage arrangements during the construction phase
- i) Details of the hours of works and other measures to mitigate the impact of demolition and construction on the amenity of the area and safety of the highway network; and
- j) Communication procedures with the Local Planning Authority and local community regarding key demolition and construction issues – crusher durations, newsletter, fliers etc.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that appropriate levels of amenity are achieved; and to ensure that the site can be adequately drained during construction.

- 21 There shall be no burning undertaken on site at any time.

REASON: To ensure that appropriate levels of amenity are achieved.

- 22 No demolition shall take place on site other than between the hours of 0800 to 1800 Monday to Friday, 0800 to 1300 on Saturdays and at no point on Sundays or Bank/Public Holidays.

REASON: To ensure that appropriate levels of amenity are achieved.

- 23 No stone crushing shall take place on site other between the hours of 1030 to 1530 Monday to Friday and at no point at weekends or bank/public holidays. If stone crushing takes place at the site it shall take place on parts of the site that are away from sensitive noise receptors; and where located near residential dwellings, acoustic screening must be used to minimise potential impact.

REASON: To ensure that appropriate levels of amenity are achieved.

- 24 No development hereby approved shall commence on site until a written plan outlining a scheme for either the removal of, or infilling of, the existing fuel tanks on the site, has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be implemented in full before the development hereby approved is first occupied or brought into use.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of amenity and to reduce the potential for contamination

- 25 The development hereby approved shall be carried out in strict accordance with the following documents:

- The Biodiversity Metric3.0 Calculation Tool. Cricklade Service Station. Received – 11.04.2023
- The Biodiversity Net Gain Assessment (Addendum May 2024). Received – 06.08.2024
- Plan Ref: 22021CS-LHC-00-00-DR-L-01.02 Rev P11 – Landscape Strategy. Received – 02.11.2023
- Ref: 2472-DFL-ELG-XX-RP-EO-13001 Revision: P07 – Lighting Strategy (Designs for Lighting Ltd June 2023). Received – 27.10.2023
- Plan Ref: 2472-DFL-ELG-XX-LD-EO-13001-S3 Rev P08 – Horizontal Illuminance (LUX). Received – 27.10.2023

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

26

No development hereby approved shall commence on site, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The Plan shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase, including the following:

- a) Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing.
- b) Working method statements for protected/priority species, such as nesting birds and reptiles.
- c) Work schedules for activities with specific timing requirements in order to avoid/reduce potential harm to ecological receptors; including details of when a licensed ecologist and/or ecological clerk of works (ECoW) shall be present on site.
- d) Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).
- e) Timeframe for provision of compliance report to the local planning authority; to be completed by the ecologist/ECoW and to include photographic evidence.

The development hereby approved shall be carried out in strict accordance with the approved CEMP.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure adequate protection and mitigation for ecological receptors prior to and during construction; and that the works are undertaken in line with current best practice and industry standards and are supervised by a suitably licensed and competent professional ecological consultant where applicable.

27

No development hereby approved shall be commenced on site, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, until a Landscape and Ecology Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. The LEMP shall include a map of required ecological features and describe their primary ecological function including key bat habitat. It will confirm the timing of landscape planting, include long term objectives and targets, management responsibilities and maintenance schedules for each ecological feature in accordance with the Biodiversity Metric3.0 Calculation Tool, together with a mechanism for monitoring success of the management prescriptions, incorporating review and necessary adaptive management in order to attain targets.

The LEMP shall also include details of the legal and funding mechanism(s) by which long-term implementation of the plan will be secured. The LEMP shall be implemented in full and for the lifetime of the development in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure the long-term management of landscape and ecological features retained and created by the development, for the benefit of visual amenity and biodiversity for the lifetime of the scheme.

28

No development hereby approved, other than demolition to ground level, shall commence on site, until:

- a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved in writing by the Local Planning Authority; and
- b) The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to record and advance understanding of the significance of any heritage assets to be lost in a manner proportionate to their importance and to make this evidence and any archive generated publicly accessible.

29

The ancillary 'service' development hereby approved shall not be first brought into

use/occupied until 16 of the Electric Vehicle infrastructure parking spaces identified on the approved plans have been installed, are operational and available for use by visitors to the site. Every effort shall also be made to bring forward the remaining 9 Electric Vehicle infrastructure parking spaces identified on the approved plans; and the 24 passive parking spaces with Electric Vehicle infrastructure, at the earliest opportunity. The Electric Vehicle infrastructure shall be installed, retained, maintained and where necessary replaced in accordance with the manufacturer details for the lifetime of the 'service' use of the site hereby approved.

REASON: The development has been justified on the basis that it is providing an essential alternative refuelling facility for users of the A303 and the electric vehicle infrastructure is required in order to provide this facility and special justification.

- 30 The development hereby approved shall not be first brought into use/occupied until the photovoltaic panels; greywater harvesting facilities; and other sustainable infrastructure identified on the approved plans has been installed and is fully operational. These features shall be retained, maintained and where necessary replaced in accordance with the manufacturer details for the lifetime of the use hereby approved.

REASON: In the interests of climate change and securing the highest possible sustainable construction standards for the site

Informatives: (10)

- 1 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. If the development is chargeable, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form is submitted, please submit it now so that we can determine the CIL liability. In addition, you may also be required to submit a CIL Exemption Form. In any case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice must be submitted to Wiltshire Council prior to commencement of development. Should development commence without a CIL Commencement Notice being issued by the local planning authority, any CIL exemption or relief will not apply from the date of commencement and will have immediate effect. Should you require further information or to download the CIL forms please visit www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy.
- 2 Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.
- 3 The applicant's attention is drawn to the advice received from Wessex Water in their consultation response.

- 4 Please note that any references to signage or sign posting totem poles on the plans have not been made for the determination of this application. These elements require separate Advertisement Consent and a separate such subsequent application that you may decide to pursue. Any reference to signage on the plans is for the benefit from planning permission or consent and the granting of this permission in no way constitutes an identification of the signage identified.
- 5 The highways schemes associated with this consent involves works within the public highway and are under the control of National Highways. National Highways will therefore require the applicant to enter into a suitable legal agreement for the construction of the works. Please contact: ThirdpartyworksSWarea@nationalhighways.co.uk for highways agreement and funding arrangements.

Commencement of works will also need to be timed to fit in with other road works on the strategic route to ensure there are no unacceptable impacts on congestion and road safety. The scheme will allow for a minimum 12 week process.

- 6 Please be advised that National Highways may charge Commuted Sums for maintenance of the highway. These will be calculated in line with HM Treasury Green Book rules and will be based on a 60 year infrastructure life span.
- 7 This development may require a licence, issued under the Licensing Act 2003 by the local authority. The applicant should ensure they have obtained any legal authorisations required before they begin operations. For more information see the following web page:
<http://www.wiltshire.gov.uk/businesssupportandadvice/licencestreettrading/applyforallicence/licencestreettrading/applyforallicence/>
- 8 Under Article 6 of EC Regulation 852/2004 all businesses who prepare, store, transport or sell food must register with the local authority. This obligation also applies to any organisations who donate food (such as charities) or produce food in their homes for members of the public and those who use vehicles to transport food. All food businesses must register with their local authority at least 28 days before they begin to operate. The applicant must register their food businesses free of charge through the following web page:
<http://www.wiltshire.gov.uk/communityandliving/publicprotection/foodsafety/foodsafetyinformation/>
- 9 Please note that the archaeology condition (Condition 28) is in accordance with Paragraph 21 of the National Planning Policy Framework. It states that 'planning authorities should require developers to record and advance understanding of the significance of any archaeological remains (wholly or in part) in a manner proportionate to their importance and the impact, and to make the results of the investigation publicly accessible'. It is likely that a programme of archaeological evaluation through trial trenching and ground works outside of the footprint of the existing service station would be appropriate, the results of the investigation, either prior to or during development, were required and its scope. The applicant must undertake archaeological investigation prior to the commencement of groundworks outside of the footprint of the existing service station. The programme of work will conclude with the preparation of a report commensurate with the results of the investigation.

- 10 This permission shall be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act, 1990 and dated the 8th January 2025

Parvis Khansari - Corporate Director, Place

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](#)

