

DELEGATED REPORT

APPLICATION REFERENCE: PL/2025/09662
APPLICATION TYPE: Discharge of conditions

SITE ADDRESS: SouthPoint Business Park, Patterdown Road, Chippenham, SN152NU
PROPOSAL: Discharge of Condition 5 (Archaeological Monitoring) for PL/2024/04872.
RECOMMENDATION: Partial discharge of conditions so far as the matters related to plots 100 and 200 only of the Section 73 consent PL/2024/04872.

PROPOSAL

This is a proposal to deal with condition 5 attached to outline s73 planning permission reference PL/2024/04872 granted on 20 December 2024:

Variation of details approved under conditions 4 (maximum heights) and 16 (parameter plan); removal of condition 1 (since the permission has been implemented); the rewording of condition 2 to refer to details approved pursuant to 20/02511/REM (as amended or as varied); removal of condition 15 (since works to the M4 J17 have been completed), and the rewording of conditions 5, 6, 7, 10, 11, 12, 13 and 14 pursuant to approved or part approved details (to reflect changes to consequential plan references or details previously approved via condition); all pursuant to outline consent N/13/00308/OUT.

The application was submitted in December 2025. It has been through consultation with the council's archaeology service.

The applicant advises in the submission: *"To reiterate, this submission is a partial discharge request as it only covers plots 100 and 200 and follows previous applications for the partial approval of details required by Condition 5 attached to the Section 73 Outline consent ref. PL/2024/04872 in relation to plots 300 (part), 400 and 500 (the Siemens Development) and Baylis 'Site Infrastructure & Section 38 Works' Phases only".*

ASSESSMENT

This is an application that follows previous applications to discharge the archaeology conditions on other phases of the approved planning permission. A limited consultation has taken place, and a no objection response has been received by the council's archaeology service.

Furthermore, it appears that information was informally agreed ahead of a formal application. Now that information has been provided archaeology technical experts have raised no objection. As such the information is considered to be satisfactory for a partial discharge.

Condition 5 (Archaeological Monitoring):

Conclusion: Partial discharge.

Condition 7 (External Lighting):

Conclusion: Partial discharge.

RECOMMENDATION:

Partial discharge of conditions so far as the matters related to plots 100 and 200 only of the Section 73 consent PL/2024/04872.

Text for Decision Notice on Discharge of condition 5 relating to application PL/2024/04872:

I can confirm that the details submitted partially satisfy the following condition of the above planning decision, as follows:

Conditions 5:

I can confirm that the submitted details within the covering letter dated 8 December 2025 are acceptable and partially satisfy the requirements of this condition.

Please ensure that the development is implemented in accordance with the approved details.