

Director of Planning, Economy and Regeneration
Wiltshire Council
Monkton Park Offices
Monkton Hill
Chippenham
SN15 1ER

29 The Green
London
N21 1HS

07825 646 365

Your ref: PL/2025/03422

Our ref: 2570

Via Planning Portal (PP-14691563)

10th February 2026

Dear Sir / Madam

Former Vauxhall Car Dealership and Workshop, Bath Road, Chippenham SN14 0UX
Application to Discharge Condition 8 part (i) (Site Investigation)
Planning Permission PL/2025/03422

I write on behalf of the applicant, Cinch Self Storage, to apply for the discharge of a condition.

On 8th January 2026, the Council granted planning permission (ref: PL/2025/03422) for:

Demolition of existing building and redevelopment of site to create new building for Class B8 (self-storage) use arranged over ground, first and part second floors with associated servicing and parking areas, tree planting, landscaping and external plant.

The permission was granted subject to 23 conditions. Condition 8 part (i) reads as follows:

No development shall commence on site (other than that required to be carried out as part of a scheme of remediation approved by the Local Planning Authority under this condition), until steps (i) to (iii) below have been fully complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until step (iv) has been complied with in full in relation to that contamination.

Step (i): Site Characterisation

An investigation and risk assessment must be completed to assess the nature and extent of any contamination (including asbestos) on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority. The report of the findings must include:

- *A survey of the extent, nature and scale of contamination on site;*
- *The collection and interpretation of relevant information to form a conceptual model of the site, and a preliminary risk assessment of all the likely pollutant linkages;*
- *If the preliminary risk assessment identifies any potentially significant pollutant linkages a ground investigation shall be carried out, to provide further information on the location, type and concentration of contaminants in the soil and groundwater and other characteristics that can influence the behaviour of the contaminants;*
- *An assessment of the potential risks to*
 - o human health,*
 - o property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,*
 - o adjoining land,*
 - o groundwater and surface waters,*
 - o ecological systems,*
 - o archaeological sites and ancient monuments;*

This must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11" and other authoritative guidance.

The application now submitted seeks the discharge of Condition 8 part (i) regarding the site investigation of the site.

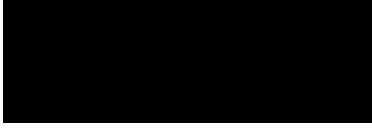
Along with this letter, the following documents have been submitted to the Council via the Planning Portal:

- i. Application Form.
- ii. Land Contamination Assessment dated May 2023 (in five parts)
- iii. Site Investigation Report dated October 2023

The application fee of £298 has been paid to the Council via the Planning Portal.

I look forward to hearing from officers in due course.

Yours faithfully



Jon Dingle

On behalf of Jon Dingle Ltd