

DELEGATED REPORT

APPLICATION REFERENCE: PL/2026/00925
APPLICATION TYPE: Discharge of conditions

SITE ADDRESS: Former Vauxhall Car Dealership and Workshop, Bath Road, Chippenham, SN14 0UX
PROPOSAL: Partial discharge of condition 8(i) (Site Contamination) relating to application PL/2025/03422.
RECOMMENDATION: **Partial discharge of condition.**

PROPOSAL

This is a proposal to deal with the partial discharge of conditions 8 (Site Contamination), so far as it relates to Step (i) of the condition (Site Characterisation) related to planning permission PL/2025/03422 granted on 08/01/2026:

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.

Condition 8 states:

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.

Step (ii): Submission of Remediation Scheme

If any unacceptable risks are identified as a result of the investigation and assessment referred to in step (i) above, a detailed remediation scheme to bring the site to a condition suitable for the intended use must be prepared. This should detail the works required to remove any unacceptable risks to human health, buildings and other property and the natural and historical environment, should be submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures.

Step (iii): Implementation of Approved Remediation Scheme

The approved remediation scheme under step (ii) must be carried out in accordance with its requirements. The Local Planning Authority must be given at least two weeks written notification of commencement of the remediation scheme works.

Step (iv): Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it should be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment should be undertaken in accordance with the requirements of step (i) above and where remediation is necessary, a remediation scheme should be prepared in accordance with the requirements of step (ii) and submitted to and approved in writing by the Local Planning Authority.

Step (v): Verification of remedial works

Following completion of measures identified in the approved remediation scheme a verification report must be produced. The report should demonstrate the effectiveness of the remedial works.

The verification report should be submitted to and approved in writing of the Local Planning Authority.

Step (vi): Long Term Monitoring and Maintenance

If a monitoring and maintenance scheme is required as part of the approved remediation scheme, reports must be prepared and submitted to the Local Planning Authority for approval at the relevant stages in the development process as approved by the Local Planning Authority in the scheme approved pursuant to step (ii) above, until all the remediation objectives in that scheme have been achieved.

All works 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.

REASON: Core Policy 57: Ensuring high design and place shaping such that appropriate levels of amenity are achievable.

ASSESSMENT

The application was submitted in February 2026. Consultation has taken place with the council's public protection team, and they have confirmed that they are happy to partially discharge step (i) of condition 8.

They have explained that they have reviewed:

- Desk Study Report dated May 2023 reference STV5973-R01 Rev B; and
- Stage 1: Tier 2 Site Investigation GQRA dated 5 February 2026 reference P23. 207.GQRA.03 Rev

Furthermore, they have set out that they look forward to receiving confirmation that the requirements set out in paragraph 10.3.2 of the Stage 1: Tier 2 Site Investigation GQRA dated 5 February 2026 reference P23. 207.GQRA.03 Rev 3 are complied with.

Based on the technical information provided, the technical expert advice provided by environmental protection colleagues including their recommendation that the partial discharge of condition 8 can be allowed, is supported. Therefore, it is concluded that the submitted details are satisfactory to discharge this Step (i) of the condition.

It is noted that recommendations are made at Section 10.3 of the Stage 1: Tier 2 Site Investigation GQRA dated 5 February 2026 reference P23. 207.GQRA.03 Rev 3. It is clear that no remediation is anticipated based on the report findings, but nonetheless they do make recommendations for the purpose of due diligence. Further information in relation to the recommendations can be encouraged in the interests of good practice.

RECOMMENDATION:

Partial discharge of conditions.

Text for Decision Notice on Discharge of condition 8(i) relating to application PL/2026/00925:

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

Condition 8 (Land contamination):

I can confirm that the submitted details:

- Desk Study Report dated May 2023 reference STV5973-R01 Rev B; and
- Stage 1: Tier 2 Site Investigation GQRA dated 5 February 2026 reference P23. 207.GQRA.03 Rev 3

are acceptable and satisfy the requirements of Step (i) of condition 8.

You are advised that environmental protection colleagues look forward to further submissions to address the recommendations within your own submissions including receiving confirmation that the requirements set out in paragraph 10.3.2 of the Stage 1: Tier 2 Site Investigation GQRA dated 5 February 2026 reference P23. 207.GQRA.03 Rev 3 are complied with.