

APPLICATION FOR THE DISCHARGE OF A PLANNING CONDITION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/01685
APPLICATION TYPE:	DISCHARGE OF CONDITION
SITE ADDRESS:	Former Vauxhall Car Dealership and Workshop, Bath Road, Chippenham, SN14 0UX
PROPOSAL:	Discharge of condition 12 (Surface Water Drainage Strategy) of application PL/2025/03422 (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.)

PROPOSAL

This report has been prepared to support the application for the discharge of conditions attached to the planning permission granted for the development at Former Vauxhall Car Dealership and Workshop, Bath Road, Chippenham, SN14 0UX. The planning permission was granted on 08 January 2026 under reference number PL/2025/03422. This application seeks to discharge the following condition(s):

Condition 12

This report outlines how the conditions have been satisfied and includes the necessary documentation to evidence compliance.

Submitted Details

Drainage Report Rev P

Maintenance Schedule Rev P

Surface Water Calculations

C3993_P_201 Contributing Area Plan and Exceedance Flow Routes P

C3993_P_101 Proposed Drainage Plan - Sheet 1 P

C3993_P_102 Proposed Drainage Plan - Sheet 2 P

C3993_P_301 Proposed External Works Plan - Sheet 1 P

C3993_P_302 Proposed External Works Plan - Sheet 2 P

C3993_P_401 Typical Construction Details - Sheet 1 P

C3993_P_402 Typical Construction Details - Sheet 2 P1

CONSULTATION

The Council's Drainage Officer has been consulted on the application and confirmed that the submitted details are acceptable.

ASSESSMENT

Condition 12:

'No development shall take place until further details related to the Surface Water Drainage Strategy have been submitted to and approved by the Local Planning Authority. The submitted strategy shall include the following information:

- *Cross-section drawings of the attenuation tank that detail ground levels, dimensions, inlet, and outlet levels.*
- *Details of how overland exceedance flows for storms in excess of the 1 in 100yr + cc event will be managed on site to prevent an increase in risk to people or property.*
- *Detailed drainage calculations demonstrating:*
 - o *Calculations and drawings for the drainage system design showing designated holding areas and conveyance routes based on no flooding on site for a 1 in 30 year plus climate change rainfall event.*
 - o *Calculations and drawings for the drainage system design showing designated holding areas and conveyance routes based on no flooding on site for a 1 in 100 year plus climate change rainfall event in respect to a building (including basement) or utility plant susceptible to water within the development.*

REASON: In order to ensure appropriate drainage of the site and to prevent groundwater infiltration to the system.'

Case Officer Response:

The submitted documents contain the necessary details required by the Condition, these include details relating to: attenuation storage tank cross-sections, detailed hydraulic modelling, overland exceedance routing, full SuDS maintenance information, an exceedance flow plan, hydraulic calculations, rainwater harvesting, permeable paving with geotextile lining, drainage layouts, contributing areas, levels, and maintenance schedules.

The Council's Drainage Officer has confirmed that the submitted technical details are acceptable and there is no identified reason not to recommend approval for this Discharge of Condition application.

RECOMMENDATION:

To discharge condition no.12