

14 May 2026

Dear Sir/Madam

TOWN AND COUNTY PLANNING ACT 1990 (as amended)
APPROVAL OF DETAILS RESERVED BY CONDITION

Application No:	PL/2026/01685
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.)
Site Address:	Former Vauxhall Car Dealership and Workshop, Bath Road, Chippenham, SN14 0UX
On Behalf Of:	Cinch Self Storage c/o Agent, 29 The Green, Winchmore Hill, London, N21 1HS

I refer to your application for the discharge of condition(s) attached to the above planning permission dated 12 March 2026. After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

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.

Details Submitted for Approval:

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

Decision: The details submitted in relation to this condition are approved.

Reason for Decision:

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.

For the avoidance of doubt, the documents and drawings hereby approved are taken to form part of the approved set, and development should proceed and be carried out in accordance with these details.

Please note that in accordance with national planning guidance, discharge of condition applications are procedural in nature and do not require public consultation. While third-party representations may occasionally be received, they are not formally invited and do not form part of the statutory decision-making process. The assessment of this application has been based solely on whether the submitted details satisfy the requirements of the relevant planning condition(s).

This letter acts as official confirmation and therefore I suggest that you attach it to the decision notice as evidence that you have complied with the requirements of the relevant condition(s).

Yours faithfully

Head of Development Management

NOTES:

1. **Approved Conditions:**

If the condition(s) have been discharged, you may proceed with the development in accordance with the approved details. Please ensure that the approved documents or plans are implemented on-site and adhered to as part of the development. It is important to comply with all conditions of the planning permission to ensure the development remains lawful.

2. **Refused Conditions:**

If the discharge of the condition(s) has been refused, you may submit revised details or further information to address the issues raised as part of a further discharge of the condition's application. Please ensure that any resubmission adequately addresses the reasons for refusal. Alternatively, you can appeal the Council's decision (see below for details).

3. **Partially Discharged Conditions:**

If the condition(s) have been partially discharged, the remaining details that are required must be submitted for further consideration. You should provide the necessary documents in accordance with any timeframe or trigger specified in the condition to allow for the full discharge of the condition(s).

Right of Appeal:

If you are aggrieved by the decision to refuse to discharge a condition or if the condition has only been partially discharged, you have the right to **appeal** the decision to the **Planning Inspectorate**.

The appeal must be made within **6 months** from the date of this decision notice. If the appeal is submitted after this 6 month period, the Planning Inspectorate will only consider it if there are exceptional circumstances.

The procedure for making an appeal is set out under **Section 78 of the Town and Country Planning Act 1990** (as amended), along with the relevant provisions in the **Planning and Compulsory Purchase Act 2004**. For detailed guidance on how to submit your appeal, please visit the Planning Inspectorate's website:

<https://www.gov.uk/appeal-planning-decision>

Please be aware that the appeal process will focus on whether the submitted details meet the requirements set out in the original planning condition(s) and relevant planning policies.