



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2026/02920
Decision Date: 01/07/2026

Applicant:	PD688IRO Ltd 68 Gloucester Street, London, SW1V 4EF
Particulars of Development:	Revision of grid connection cable route approved under PL/2024/0503 to run through Land South of The B4040 for the approved Milou battery energy storage system (Planning Reference PL/2022/00664 / appeal reference APP/Y3940/W/23/3319392)
At:	Land south of the B4040, Minety , SN16 9DX

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 39 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

- 1** The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2** The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Location Plan ref 3076-02-19 RECEIVED 6 May 2026

General Arrangement Plan ref 3076-02-18 - Rev. B RECEIVED 6 May 2026

Revised Grid 2 Cable Cross Section Plan REF 3076-02-16 RECEIVED 6 May 2026

Landscape Plan ref 3076-02-20 RECEIVED 6 May 2026

Application Form RECEIVED 6 May 2026

Planning Statement ref 3076-01 RECEIVED 6 May 2026

Appendix B - BNG Assessment RECEIVED 6 May 2026

Statutory Plan ref 3076-02-15 RECEIVED 6 May 2026

Appendix A - Preliminary Ecological App RECEIVED 6 May 2026

REASON: For the avoidance of doubt and in the interests of proper planning.

- 3** No development shall commence on site including any works of demolition/excavation, until a Construction Management Statement, together with a site plan, which shall include the following:
1. Phasing plan and detail of anticipated programme of works;
 2. Parking of vehicles of site operatives and visitors;
 3. Number and size of delivery vehicles/ construction vehicles, number of staff vehicle movements;
 4. Loading and unloading of plant and materials;
 5. Storage of plant and materials used in constructing the development;
 6. Wheel washing facilities;
 7. Measures to control the emission of dust and dirt during construction;
 8. Scheme for recycling/disposing of waste resulting from demolition and construction works;
 9. Measures for the protection of the natural environment;
 10. Hours of construction, including deliveries;

11. Pre-condition photo survey for the entirety of the public highway verges and carriageway affected on Pond Lane and the B4040 as detailed on General Arrangement 3076-02-18 - Rev. B;

12. Routing plan;

13. Traffic Management Plan (including signage drawing(s))

A post condition photographic survey must be submitted to the Local Planning Authority within 1 month of the completion of the development. Any damage related to the development must be rectified to the satisfaction of the Local Highway Authority within 6 months of the development completion. The Highway Authority will pursue rectification of any defects identified by the highway condition survey which can be attributed to the site construction traffic under the provision of S59 of the Highways Act.

The approved Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction management statement without the prior written permission of the Local Planning Authority.

REASON: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

4 No development shall commence on site until;

a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and

b) The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To enable the recording of any matters of archaeological interest.

5 The development hereby permitted shall be carried out in full accordance with the mitigation, compensation and enhancement measures set out within the Preliminary Ecological Appraisal (Arbtech Consulting Ltd, November 2025), Biodiversity Net Gain Assessment (Arbtech Consulting Ltd, April 2026), Biodiversity Metric and Landscape Plan (Drawing No. 3076-02-20), unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of protecting and enhancing biodiversity, ecological networks and landscape character, and to ensure compliance

with Core Policy 50 of the Wiltshire Core Strategy and the Environment Act 2021.

Informatives

- 1** Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.
- 2** The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition”) that development may not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and

(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

- 3 Please be advised that nothing in this permission shall authorise the diversion, obstruction, or stopping up of any right of way that crosses the site. You are advised to contact the PROW officer.
- 4 The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

Informative

- 10 The application involves alterations to the Public Highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Requests for further information on the permit scheme or related processes, can be sent to streetworks@wiltshire.gov.uk or by phoning 01225 713 497.
- 5 The applicant is advised that, the proposed development would be located within 8 metres of the watercourse / ditches. a Land Drainage Consent from the Council and a separate permit or license from the Environment Agency is required.
- 6 The applicant is advised that the cable route will pass near two bridleways CHAR9/HANK15 and CHAR19 with the vehicle Highway. The applicant should be aware of the likelihood of equine users in the area, access to the Vehicle Highway will need to be maintained. As soon as any equine users are spotted all machines should stop work and wait for the equine users to pass reaching a safe distance away before the machines are started again. Two footpaths also join into the Vehicle Highway and access for these will need to be maintained. If this is not possible then a TTRO that covers the public rights of way will need to be applied for.

Níc Thomas - Director of Planning, Economy and Climate

NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
 - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
 - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk
- 4 **CIL.** The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website [Community Infrastructure Levy \(CIL\) - Wiltshire Council](#)