

APPLICATION FOR DISCHARGE OF PLANNING CONDITION CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/03300
APPLICATION TYPE:	Approval of details reserved by condition
SITE ADDRESS:	Land at Red Barn, East of Kington St Michael and west and east of the A350 and south of St Modwen Park, Chippenham
DEVELOPMENT DESCRIPTION:	Discharge of condition 5 (Construction Environmental Management Plan) of PL/2023/08481.
RECOMMENDATION:	Condition 5 of PL/2023/08481 be DISCHARGED

REASON FOR APPLICATION

Application PL/2023/08481, *Development of a solar farm of up to 40MW ac of export capacity, comprising the installation of solar photovoltaic panels, associated infrastructure and associated works including grid connection* was granted planning permission on 27.01.2025 subject to 30 conditions.

Conditions 4, 5, 7, 8, 10, 12, 14, 15, 19, 24, 29 and 30 require submission and approval of detail prior to commencement of development.

Conditions 11, 22, and 23 require submission and approval of detail at other triggers points.

Conditions 15, 19, 20, 21, 22, and 29 are requesting discharge under application PL/2026/02778

Conditions 4, 7, and 8 were discharged under application PL/2026/02834

Condition 12 was discharged under application PL/2026/03364; conditions 10 and 14 were requested for discharge under the same application but were not possible to discharge at the time of decision.

This application seeks to discharge condition 5

At the time of writing, no application has been made to discharge conditions 23, or 24 and no revised/additional detail has been provided in support of discharging conditions 10 and 14.

CONDITION OF PL/2023/08481 REQUESTING DISCHARGE

Condition 5 states:

Prior to the first use of the buildings hereby approved, details of the number, design and locations of bat roosts and nesting opportunities for birds (e.g. bat and bird boxes) shall be submitted to the local authority for approval. The approved details shall be implemented before occupation of the final works.

REASON: To provide mitigation /enhancement for biodiversity

RELEVANT LEGISLATION, POLICY AND GUIDANCE

[Planning Policy Guidance \(PPG\)](#)

[Town and Country Planning Act 1990 \(TCPA\)](#)

REPRESENTATIONS

Councils Drainage Team: No objection

[...] The LLFA are satisfied that Condition 5 can be discharged from a surface water drainage perspective, however, full discharge of Condition 5 will be dependent on comments from other consultees.

Environment Agency: No objection

We have reviewed the submitted CEMP (written by Eden Renewables, version 1 dated 21/05/2026), we have no objection to the discharge of condition 5 provided that the submitted CEMP is followed.

INFORMATION PROVIDED WITH THIS APPLICATION

The following summarised information has been provided to/assessed by the Local Planning Authority (LPA):

Application form	Indicating that the requested condition for discharge is 5 of PL/2023/08481	Signed and dated on 21.05.2026	Sufficient to clarify the reason for application and to provide
Covering Letter	Summarising submission	Dated 21.05.2026	

Copy of Decision Notice	Confirming condition wording associated with PL/2023/08481	Dated 27.01.2025	additional supporting information.
Location Plan	TOW_XX_XX_P_L_002_C Showing the extent of the site associated with PL/2023/08481	Dated November 2024	
Construction Environment Management Plan	Prepared by Eden Renewables providing detail including: - Roles and responsibilities - Construction programme details - Environmental safeguarding and pollution prevention measures - Example of wheel wash	Dated May 2026	Representation from the Councils drainage team, and the Environment Agency confirms that detail is sufficient to discharge condition 5

CONCLUSION

Representation from the Councils drainage team, and the Environment Agency confirms that detail is sufficient to discharge condition 5

RECOMMENDATION: Condition 5 of PL/2023/08481 be DISCHARGED

INFORMATIVES TO APPLICANT:

- This Local Planning Authority is satisfied that the following detail submitted under this application (PL/2026/03300) meets the aims of condition 5 and is consequently approved:

Construction Environment Management Plan, Prepared by Eden Renewables, Dated May 2026

- The requirements of Condition 5 for the approved details to be implemented before occupation of the final works remains.

- The requirements of Condition 6 for no storage of manure and soiled bedding to take place outside of any approved storage area remains.
- This decision should be read in conjunction with PL/2024/11660