



SWINDON
BOROUGH COUNCIL

GRANT PLANNING PERMISSION

Town and Country Planning Act 1990

Application Number: S/24/1333/LZWI

Ward: Wroughton And Wichelstowe

Parish: Wroughton

Proposal: Erection of 5no. office units (Class E(c)) and 5no storage units (Class B8) and associated works.

Site Address: Check Inn, 79 Woodland View Wroughton Swindon SN4 9AA

Agent:

Mr Ian Sullivan
Ian Sullivan Architecture Ltd
101 Victoria Road
Swindon
SN1 3BD

Applicant:

Woodview Estates Management Ltd
Woodlands Chamber
79 Woodland View
North Wroughton
Swindon
SN4 9AA

The Local Planning Authority **HEREBY GRANT PLANNING PERMISSION** for the development proposed in the application subject to the scheduled conditions.

Please note;

You are reminded of the need to comply with the timing of discharge and submission requirements of the condition(s) below. A failure to comply may invalidate your planning permission and/or create a breach of condition which could result in legal action.

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 requirements of Section 91 (1) of the Town & Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved drawings 1001, 1100, 1150, 1151, 1152, 1160, 1170 , The Design and Access Statement, Drainage Strategy drawing, Drainage Strategy and SuDS Statement, Preliminary Ecology Assessment, Biodiversity Net Gain Assessment, BNG metric, Transport Statement received by the Local Planning Authority on 14 November 2024.

Reason: To define the scope of the development hereby permitted, in accordance with section 72 of the Town and Country Planning Act 1990.

3. The development hereby permitted shall be constructed using external facing materials as stated within the approved plans. Such facing materials shall be retained thereafter in their approved form.

Reason: To ensure that the appearance of the development is satisfactory.

4. The hereby permitted development shall not be used outside the following opening hours: 08:00 to 18:00 Monday - Saturday and 10:00 to 16:00 Sundays and Bank Holidays. No deliveries are permitted outside of these hours.

Reason: To protect neighbouring residential amenity.

5. 1. No development shall take place until a site investigation of the nature and extent of contamination has been carried out in accordance with a methodology which has previously been submitted to and approved in writing by the local planning authority. The results of the site investigation shall be made available to the local planning authority before any development begins. If any significant contamination is found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the local planning authority before any development begins

2. The Remediation Scheme, as agreed in writing by the Local Planning Authority, shall be fully implemented in accordance with the approved timetable of works and before the development hereby permitted is first occupied. Any variation to the scheme shall be agreed in writing with the Local Planning Authority in advance of works being undertaken. On completion of the works the developer shall submit to the Local Planning Authority written confirmation that all works were completed in accordance with the agreed details.

If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures.

Reason: To ensure any contamination of the site is identified and appropriately remediated.

Relevant Policies: Swindon Borough Council Local Planning Policy EN9 and Section 15 of the NPPF.

6. The development hereby permitted shall not be occupied until the vehicular parking and turning facilities have been provided in accordance with the submitted plan [Drawing No. 1150], and those facilities shall be maintained available for those purposes thereafter.

Reason: To reduce potential highway impact by ensuring that adequate parking and manoeuvring facilities are available within the site, in accordance with Policy TR2 of Swindon Borough Local Plan 2026.

7. The development hereby permitted shall not be occupied until secure and sheltered cycle storage facilities for a minimum of 15 bicycles has been made available in accordance with details to be submitted to and approved in writing by the LPA in accordance with SBCs Parking Standards, and thereafter maintained. Reason: To promote and encourage sustainable transport and travel in accordance with Policy TR1 of Swindon Borough Local Plan 2026.

8. No development shall take place, including any works of demolition, until a Tree Protection Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved Plan shall be adhered to throughout the construction period.

Reason: In the interests of EN4 of the Local Plan 2026

9. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall: i. specify the type and number of vehicles that will access the site during the construction period; ii. specify the point of construction access and access route to the site; iii. set out details of the parking of vehicles of site operatives and visitors; iv. set out arrangements for the loading and unloading of plant and materials; v. set out arrangements for the storage of plant and materials used in constructing the development; vi. set out arrangements for wheel washing facilities; vii. specify the intended delivery hours, taking account of road network and other local traffic peaks such as schools. Reason: To reduce the potential impact on the public highway during the site preparation and construction phase(s) of development in accordance with Policy TR2 of Swindon Borough Local Plan 2026.

10. The use hereby permitted shall be limited to storage (B8 Use Class) and office (Use Class E(c)) unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect neighbouring residential amenity.

11. No development shall take place, including any works of demolition, until an Ecological Impact Assessment has been submitted to and approved in writing by the Local Planning Authority. The approved Ecological Impact Assessment shall then be implemented in accord with the approved details prior to occupation of the development hereby permitted and thereafter maintained as such.

Reason: In the interests of EN4 of the Local Plan 2026

12. No development shall take place, including any works of demolition, until a Biodiversity Gain Plan has been submitted to, and approved in writing by, the Local Planning Authority.

In accordance with Schedule 7A, Section 13(1) of the Town and Country Planning Act 1990 is that the development may not be begun unless—

- (a) a biodiversity gain plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The biodiversity gain plan must accord with Schedule 7A, Section 14, which requires all biodiversity gain plans to contain the following details:

- a. information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat,
- b. the pre-development biodiversity value of the onsite habitat,
- c. the post-development biodiversity value of the onsite habitat,
- d. any registered offsite biodiversity gain allocated to the development and the biodiversity value of that gain in relation to the development,
- e. any biodiversity credits purchased for the development, and

- f. such other matters as the Secretary of State may by regulations specify.

Reason: In the interests of the NPPF 2024, The Town and Country Planning Act 1990 and EN4 of the Local Plan 2026

13. Prior to the occupation of the development hereby permitted, the vehicular access shall be laid out and constructed in accordance with the submitted plan [Drawing No. 1150] with the area of driveway within at least 5m of the carriageway edge of the public road surfaced in bound material, and shall be maintained thereafter.

Reason: To reduce potential highway impact by ensuring the access is suitably laid out and constructed in accordance with Policy TR2 of Swindon Borough Local Plan 2026.

14. Photographs of no less than 10 swift nest boxes in their installed locations are to be provided to Swindon Borough Council prior to first occupation. All boxes are to be retained in these locations thereafter.

Reason: to protect and enhance biodiversity and provide net local biodiversity

Informatives

1. CIL Liable Development: This development constitutes Community Infrastructure Levy (CIL) liable development. CIL is a mandatory financial charge on development. For more information on CIL visit www.swindon.gov.uk/cil and <https://www.gov.uk/guidance/community-infrastructure-levy> and <https://www.planningportal.co.uk/planning/policy-and-legislation/CIL/about-CIL> . To avoid additional financial penalties the requirements of the impact of CIL and correct process must be managed before development is commenced and subsequently where relevant payment made in accordance with the requirements of the CIL Demand Notice(s) issued. Information on possible exemptions that may be capable of being applied for and all the forms can be found at these links. Note: CIL remains relevant in the event that planning permission is allowed or relevant development is permitted by Planning Appeal.

2. Public Rights of Way The grant of planning permission does not permit any changes, alterations, obstructions, diversions, closures or additional use by motor vehicles of any public rights of way affected by the proposal, the developer is required to contact the Council's public rights of way team for permission prior to undertaking any works.

3. Wheel Wash and Winter The weather will have an impact on construction sites which in turn will require roads to be swept in addition to using wheel wash facilities. Swindon Borough Council are on winter service alert for gritting roads around the Borough from mid-October to mid-April each year, the treated roads are shown on the attached plan. The de-icing material used for road treatment by this council is Thorox, this material is rock salt treated with an agricultural by-product similar to molasses and has the advantage of being active on the carriageway for up to three days providing there is no substantial precipitation or sweeping. It is imperative that any salt removed from the treated network by sweepers clearing mud and debris is replaced straight away at a spread rate of 15g/m². Where a sweeper is used on the roads around your site, you have a responsibility to retreat roads after washing or sweeping to ensure safety of road users is maintained during the winter period. In order to assist with this retreatment, Swindon Borough's Highway Operations Team can provide a filled grit bin at a cost available on request for use by developers, it should be noted that once delivered the bin and its contents will be in the property of the developer. In the first instance, please contact, Duty Winter Service Engineer, highwaymaintenance@swindon.gov.uk to discuss and confirm site specific requirements. https://www.swindon.gov.uk/info/20040/road_safety_maintenance_and_repairs/737/find_out_about_road_gritting



Chief Planning Officer

Date: 23rd January 2025

Notes

“The Local Planning Authority”, and “the application” referred to within this notice, are described on page 1 of this notice. The conditions have been imposed for the reasons set out within this notice.

In addition to this consent, if this permission results in amendments to or provision of new properties please contact gazetteers@swindon.gov.uk or telephone: 01793 466271 for information and advice regarding the registration of new or revised property addresses. The naming of streets and addressing of properties within the Borough, is controlled by Swindon Borough Council under the Town Improvement Clauses Act 1847. The Act is used to make sure that any new street names, building names and numbers are allocated logically and that a unique and unambiguous address is provided for every property within the Borough.

If the Applicant is aggrieved by the decision of the Local Planning Authority to grant permission for the proposed development with conditions, the applicant may appeal to the Secretary of State in accordance with section 78 of the Town and Country Planning Act 1990, within 6 months of the date of the decision. Appeals must be made on a form that is obtainable from the Secretary of State at The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or alternatively you may appeal online at <https://www.gov.uk/government/organisations/planning-inspectorate>

The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by the Secretary of State.

If the permission to develop land is granted with conditions, the owner of the land may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner, may serve a purchase notice on the Council. This notice will require the Council to purchase the owner's interest in the land in accordance with the provision of Chapter I of Part 6 of the Town and Country Planning Act 1990.

