



SWINDON
BOROUGH COUNCIL

GRANT PLANNING PERMISSION

Town and Country Planning Act 1990

Application Number: S/24/1348/RACH

Ward: Wroughton And Wichelstowe

Parish: Wroughton

Proposal: Erection of a temporary Renewable Natural Gas Facility, solar array and associated infrastructure.

Site Address: Land West Of Prior's Hill, Science Park Hanger D2 Orbital Road Wroughton

Agent:
Mr Alexis Baird
The Old Dairy
Yanworth
Yanworth
Cheltenham
GL54 3LQ
United Kingdom

Applicant:
C/O Agent
Unit 4
Admiral Hyson Industrial Estate
London
SE16 3PA
United Kingdom

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 discontinued and the land restored to its former condition on or before 15th January 2030 in accordance with a scheme of work that shall have been first submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the area

2. This approval shall be in respect of drawings:

- Drawing No. WR-838-01.1D Site Location Plan received 06th December 2024
- Drawing No. WR-838-03 Rev F received 03rd December 2024
- Drawing No. WR-838-04 C Shipping Containers received 19th November 2024
- Drawing No. WR-838-06 CCTV and Fence Details received 19th November 2024
- Drawing No. SM241335-ELE-01 Proposed Solar Panel Elevation received 25th November 2024
- Revised Preliminary Ecological Appraisal (Cotswold Environmental, December 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 materials as described on the approved plans and application form.

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

4. No development shall commence within the area indicated by application S/24/1348 until:

The approved programme of archaeological work has been carried out in accordance with the agreed Written Scheme of Investigation for an Archaeological Evaluation.

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

5. In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Environment Agency's Land Contamination: Risk Management (LCRM) and where remediation is necessary a remediation scheme must be prepared, to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and which is subject to the approval in writing of the Local Planning Authority.

Reason: To prevent pollution of the environment in the interests of the amenity.

6. The development hereby permitted shall take its vehicle access at no other place than the established Science Park entrance, referred to as Red Barn Lane, located on the A4361 adjacent to Red Barn Cottages;

Reason: To reduce potential highway impact by ensuring that acceptable access arrangements are utilised

7. All development shall be carried out in accordance with the reasonable avoidance measures for protected and priority species detailed in section 5 of the Preliminary Ecological Appraisal (Cotswold Environmental, December 2024).

Reason: To avoid an offence under the Wildlife and Countryside Act 1981 and with consideration for Species of Principal Importance under the Natural Environment and Rural Communities Act 2006.

8. A biodiversity gain plan should be submitted to and approved by the planning authority prior to commissioning / first operation of the approved development.

Reason: in the interest of biodiversity net gain as per Schedule 7A 13(1) of the Town and Country Planning Act 1990

Informatives

1. CIL - Outside Meaning of Development: The development proposed does not constitute Community Infrastructure Levy (CIL) liable development as the proposed works fall outside the 'meaning of development' for CIL purposes in accordance with the Community Infrastructure Levy (England and Wales) CIL Regulations 2010 (as amended) Regulation 6.



Chief Planning Officer

Date: 27th 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.

