

[REDACTED]

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[REDACTED]

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From: Alex Munro [REDACTED]

Sent: 03 June 2020 15:10

To: Juan Baeza <[Juan.Baeza@arun.gov.uk](mailto:Juan.Baeza@arun.gov.uk)>

Cc: Geoff Armstrong [REDACTED]

Subject: RE: AB/88/19/PL

Juan,

All agreed.

Please finalise and issue. We are looking forward to getting the DN in hand!

Alex

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**From:** Juan Baeza <[Juan.Baeza@arun.gov.uk](mailto:Juan.Baeza@arun.gov.uk)>  
**Sent:** Wednesday, June 3, 2020 12:30 PM  
**To:** Alex Munro [REDACTED]  
**Subject:** RE: AB/88/19/PL

Hi Alex

I hope we can agree to wording as it is – it would be a pity if at this late stage we couldn't.

Thanks

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**From:** Alex Munro [REDACTED]  
**Sent:** 03 June 2020 10:21  
**To:** Juan Baeza <[Juan.Baeza@arun.gov.uk](mailto:Juan.Baeza@arun.gov.uk)>  
**Subject:** RE: AB/88/19/PL

Hi Juan,

I'll get back to you very shortly on these.

I do, however, disagree to an extent as the remediation works could essentially be undertaken without permission anyway. The addition of the word to the condition would simply provide clarity on the level of pre-commencement work that could be undertaken – not necessarily for you or I but for those seeking to interpret the conditions from either a public perspective or within your own enforcement team.

Alex

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**From:** Juan Baeza <[Juan.Baeza@arun.gov.uk](mailto:Juan.Baeza@arun.gov.uk)>  
**Sent:** Wednesday, June 3, 2020 9:16 AM  
**To:** Alex Munro [REDACTED]  
**Subject:** RE: AB/88/19/PL

Alex

I don't think this is necessary as this would be covered by 'investigation'. I think to add anymore would not render it a pre commencement condition.

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**From:** Alex Munro [REDACTED]  
**Sent:** 02 June 2020 16:49  
**To:** Juan Baeza <[Juan.Baeza@arun.gov.uk](mailto:Juan.Baeza@arun.gov.uk)>  
**Cc:** Geoff Armstrong [REDACTED] Peter Hawkey [REDACTED]  
**Subject:** RE: AB/88/19/PL

Hi Juan,

Thanks for this. Almost there.

However, as previously requested would it be possible to specifically include 'remediation' in the opening line of 3,5,6 and 7 as requested? Currently my client is nervous that if interpreted at face value by a different officer (the point I raised when we spoke) it may preclude them from starting the investigative and remedial works.

Thanks.

Alex

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**From:** Juan Baeza <[Juan.Baeza@arun.gov.uk](mailto:Juan.Baeza@arun.gov.uk)>  
**Sent:** Tuesday, June 2, 2020 2:05 PM  
**To:** Alex Munro [REDACTED]  
**Subject:** RE: AB/88/19/PL

Dear Alex

List of conditions amended. Can you please provide me with your written agreement on those pre commencement condition numbers

3, 5, 6, 7, 11, 14 and 15 in the attached list.

Thanks

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**From:** Alex Munro [REDACTED]  
**Sent:** 02 June 2020 11:59  
**To:** Juan Baeza <[Juan.Baeza@arun.gov.uk](mailto:Juan.Baeza@arun.gov.uk)>  
**Cc:** Geoff Armstrong [REDACTED] Peter Hawkey [REDACTED]  
**Subject:** RE: AB/88/19/PL  
**Importance:** High

Juan,

Thanks for taking the time to talk.

As discussed I am pleased to clarify my comments on the proposed conditions reflecting the views of my client:

Firstly, the main issue raised was to allow works relating to contamination and remediation to commence asap – as you will appreciate this is a key issue at the site. In which case we would be grateful if the conditions relating to drainage matters (namely 3,5,6 and 7) could begin with *“Development shall not commence, other than works of site survey, investigation and remediation...”* to allow both processes to take place simultaneously (remediation and finalisation of the drainage scheme).

Secondly, in relation to noise we consider that the information requested by condition 20 is fully contained in the acoustic assessment submitted as part of the original application package (attached to this email once again as requested). In which case we would expect this condition (if indeed any condition on noise is required) to simply require compliance with the recommendations of the report.

Thirdly, and a matter not discussed but for your consideration – in respect of condition 19 a Construction Management Plan was included as part of the original submission for approval. I would be grateful if you could review this and recommend whether it covers the requirements of the condition. Once again this document is attached to this email for convenience.

I look forward to hearing from you in due course. Happy to chat if need be.

Alex

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**From:** Juan Baeza <[Juan.Baeza@arun.gov.uk](mailto:Juan.Baeza@arun.gov.uk)>

**Sent:** Monday, June 1, 2020 2:52 PM

**To:** Alex Munro [REDACTED]

**Subject:** FW: AB/88/19/PL

Alex

I attach a complete list of proposed conditions. Please can you provide any comments you may have for my consideration and agree to the pre commencement conditions cited as numbers 3, 5, 6, 7, 11, 14, 15, 19 and 20 in the attached list.

Kind regards

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**From:** Juan Baeza

**Sent:** 01 June 2020 14:12

**To:** Alex Munro [REDACTED]

**Subject:** RE: AB/88/19/PL

Hi Alex

I am working on conditions at the moment and as soon as have finalised them will email you them for your observation and agreement in case of pre commencement ones.

Sue Howell's email is ready to view on the web site.

Regards

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**From:** Alex Munro [REDACTED]  
**Sent:** 01 June 2020 11:57  
**To:** Juan Baeza <[Juan.Baeza@arun.gov.uk](mailto:Juan.Baeza@arun.gov.uk)>  
**Subject:** RE: AB/88/19/PL

Hi Juan,

Welcome news. However no email attached?

Alex

**From:** Juan Baeza <[Juan.Baeza@arun.gov.uk](mailto:Juan.Baeza@arun.gov.uk)>  
**Sent:** Monday, June 1, 2020 7:22 AM  
**To:** Alex Munro [REDACTED]  
**Subject:** AB/88/19/PL

Good morning Alex,

I have liaised with Landscapes and we have arrived a no objection with no required contribution. Please see email from Sue Howell of landscapes which has now been scanned in.

I will today send you a copy of pre commencement conditions for your agreement.

Thanks

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