

140 London Wall
London EC2Y 5DN

www.cgms.co.uk

Offices also at:
Birmingham, Cheltenham,
Gosset, Edinburgh,
Kettering, Manchester,
Newark

Planning Portal Ref: PP-03556955
Our Ref: RM-G/SP/15901

Mr. C. Cronin
Planning Department
Arun District Council
First Floor
Arun Civic Centre
Maltravers Road
Littlehampton BN17 5LF

5th August 2014

Dear Mr Cronin,

APPLICATION TO DISCHARGE CONDITIONS 15(F), 27(F), 10(O) AND 23(O) ATTACHED TO APPLICATION REF. A/125/13. DEVELOPMENT OF LAND TO THE WEST OF MILL LANE AND SOUTH OF THE A259, RUSTINGTON

On behalf of our client, Store Property Investments Limited, please find enclosed an application to discharge conditions attached to planning permission ref. A/125/13, which was approved by the Council on 13th June 2014. The application description is as follows:

'Hybrid planning application for the development of the site to provide in outline with all matters reserved apart from access and landscaping up to 3365 sqm A1 retail use (including parking) and full planning for 3947 sqm and Sui Generis vehicular floorspace (including ancillary facilities, landscaping and parking) including workshops, MOT facility, car valeting & car storage. New access from the A259 – Departure from the Development Plan. Also within the parish of Rustington.'

The details enclosed within the application relate to pre-commencement conditions 15 and 27 relating to the 'full' matters within the planning permission and conditions 10 and 23 relating to the 'outline' matters. This application has been submitted via Planning Portal. A cheque made payable to Arun District Council for £97.00 has been sent under a separate cover.

Condition	Number	Full/Outline
Construction Management Plan	15	Full
Construction Traffic	27	Full

Construction Management Plan	10	Outline
Construction Traffic	23	Outline

Full:

Condition 15 – Construction Management Plan

'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. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters;

- The anticipated number, frequency and type of vehicles used during construction,*
- The method of access and routing of vehicles during construction,*
- The parking of vehicles by site operatives and visitors,*
- The loading and unloading of plant, materials and waste,*
- The storage of plant and materials used in construction of the development,*
- The erection and maintenance of security hoarding,*
- The provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),*
- Measures to control the emission of dust and dirt during demolition and construction, lighting for construction and security*
- Details of public engagement both prior to and during construction works.'*

Pursuant to Condition 15, please find enclosed a Construction Management Plan prepared by Landbuild in relation to the access road. A separate but related Construction Management Plan has been prepared by Taylor Design for the car showroom development. Development will be phased such that the access works will be undertaken prior to both the retail and car showroom development. This will ensure that the two sites either side of the access road are relatively self contained in order to minimise impacts of construction.

Condition 27 – Construction Traffic

'No development shall commence until such time as temporary arrangement for access for construction has been provided in accordance with plans and details submitted to and approved in writing by the Local Planning Authority'

Pursuant to Condition 27, please find enclosed three construction management plans each confirming that the first phase of development will be the permitted new access road. It follows that there will not be a need for a temporary construction access.

Outline:

Condition 10 – Construction Management Plan

'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. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters;

- The anticipated number, frequency and type of vehicles used during construction,*
- The method of access and routing of vehicles during construction*
- The parking of vehicles by site operatives and visitors*
- The loading and unloading of plant, materials and waste,*
- The storage of plant and materials used in construction of the development,*
- The erection and maintenance of security hoarding,*
- The provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders)*
- Measures to control the emission of dust and dirt during demolition and construction, lighting for construction and security,*
- Details of public engagement both prior to and during construction works'*

Pursuant to Condition 15, please find enclosed a Construction Management Plan prepared by Store Property Investments Limited.

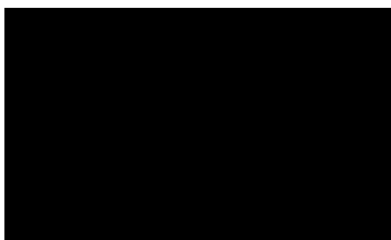
Condition 23 - Construction Traffic

'No development shall commence until such time as temporary arrangements for access for construction traffic has been provided in accordance with plans and details submitted to and approved in writing by the Local Planning Authority'

Pursuant to Condition 27, please find enclosed three construction management plans each confirming that the first phase of development will be the permitted new access road. It follows that there will not be a need for a temporary construction access.

We trust that everything has been submitted to allow you to validate the application, and I look forward to receiving confirmation of this in due course. In the meantime if you require any further information please do not hesitate to contact me.

Yours sincerely



Serena Page
Senior Associate Director

Enc