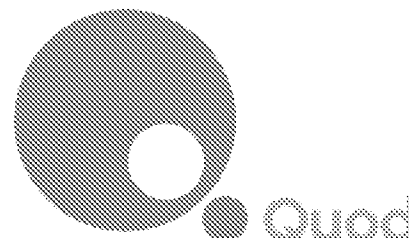


our ref: **TR/Q50031**
your ref: **BE/73/14/PL**
email: [REDACTED]
date: **10 September 2014**



Head of Planning
Arun District Council
Arun Civic Centre
Maltrevers Road
Littlehampton
West Sussex
BN17 5LF

Submitted via Planning Portal
PP-03656971

FAO Neil Crowther

Dear Sirs,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
LAND AT OLDLANDS FARM, SHRIPNEY ROAD, PO22 9NN
APPROVAL OF DETAILS RESERVED BY CONDITION 22 (PILING AND OTHER FOUNDATION DESIGNS)
RELATING TO PLANNING PERMISSION REF. BE/73/14/PL (DATED 28 AUGUST 2014)
DISCHARGE OF CONDITION APPLICATION SUBMITTED ON BEHALF OF BERICOTE PROPERTIES LIMITED

We are instructed by our client, Bericote Properties Limited, to submit the enclosed details of the piling or other foundation designs pursuant to Condition 22 of planning permission ref. BE/73/14/PL, dated 28 August 2014, relating to the erection of 2no. detached industrial/distribution units at land at Oldlands Farm, Shripney Road, PO22 9NN.

The following documents are submitted in support of the application and included within this letter, and are referenced where relevant:

- **Requisite application form, duly completed;**
- **Decision Notice (ref. BE/73/14/PL, dated 28 August 2014); and**
- **Piling Risk Assessment (ref. C14459/G002/002).**

A cheque for £97 has been sent to the Council under separate cover. This is the requisite amount for a discharge of condition application.

a) Background

Planning permission was granted for the erection of 2no. detached industrial/distribution units on 28 August 2014 (ref. BE/73/14/PL). Specifically, consent was granted for:



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“Erection of 2no. detached industrial/distribution units (B1(c)/B2/B8) including access & servicing arrangements, car parking, landscaping & associated flood compensation area.”

The permission was subject to 25 conditions. Of particular relevance to the enclosed submission are the details pursuant to the piling or other foundation designs (condition 22). This condition requires details to be submitted to the local planning authority if any piling or any other foundation design using penetrative methods are planning to be used.

The Piling Risk Assessment, necessary to discharge Condition 22, was submitted to Cian Cronin at Arun District Council on 13 August 2014, who then issued the document to the Environmental Health Officer and Environment Agency respectively. Feedback is currently being awaited from the EHO and EA who are reviewing the document. The relevant documentation, once approved, means that the condition can therefore be amended to become a compliance condition.

b) Condition 22 Details

This submission seeks to provide information on one condition attached to the planning permission. Condition 22 which relates to the piling or any other foundation designs states:

“Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.”

Details of the Piling Risk Assessment are enclosed at **Document 003**. This provides a full account of the risk assessment associated with the installation of piles for the support of foundations and ground floors.

In summary, the evidence provided in support of discharging the aforementioned condition is sufficient and accords with the reason provided for the condition.

The condition can therefore be duly discharged.

c) Conclusion

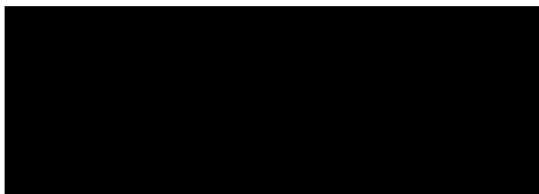
We are instructed by Bericote Properties Limited to submit the enclosed application to discharge the above referenced condition. The requisite details have been provided to demonstrate that the Local Authority can now discharge the relevant condition.

We trust that this information is sufficient for you to register this application and discharge the relevant condition outlined within this submission. However, should you require any additional information or seek clarification regarding a particular point, please do not hesitate to contact us.



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Yours faithfully,



Tim Rainbird
Director

Enc.

cc: Bericote Properties Limited