

18020 PLANNING CONDITION DISCHARGE NOTE – ISSUE 1 (JAN 2022)

RICHMOND MOTOR GROUP, SALT BOX SITE (UNIT 9), BOGNOR REGIS

PLANNING PERMISSION REFERENCE BE/135/18/PL, DATED 08 NOVEMBER 2019

Condition 3: External Materials

Prior to construction of any unit, except Unit 2, details of the materials and external finishes of the buildings in Phase 1, as shown on Drawing No. 1744 P02 Rev. C – Site Masterplan Phasing Plan, including the provision of samples of such materials and finishes as required should be submitted to the Local Planning Authority for approval in writing. Development shall be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

External materials and finishes to Unit 9 as follows:

Showroom cladding

- 'Microrib' profile composite cladding panels, laid horizontally, colour 'Merlin Grey'



Workshop cladding

- 'Trapezoidal' profile composite cladding panels, laid horizontally / vertically as indicated on elevations, colour 'Merlin Grey'



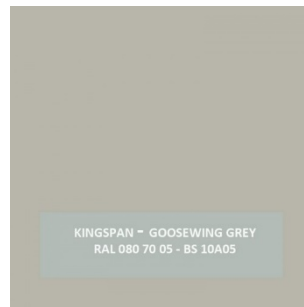
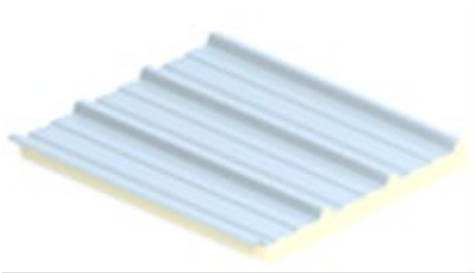
Walls below cladding line

- Blue engineering brickwork with black mortar



Roof cladding

- 'Trapezoidal' profile composite cladding panels, colour 'Goosewing Grey'



Glazing / curtain walling

- Double glazed units with polyester powder coated frames, colour 'Merlin Grey'

Sectional overhead doors

- Polyester powder coated, colour 'Merlin Grey'

Personnel doors

- Polyester powder coated, colour 'Merlin Grey'

Rainwater goods

- Polyester powder coated, colour 'Merlin Grey'

NB: Samples of cladding panels etc can be sent to the Local Authority on request, should these be required.

Condition 4: External Lighting

Within 3 months of the date of this permission, an external lighting scheme for any unit except Unit 2, should be submitted and be approved in writing by the Local Planning Authority to prevent operation during daylight hours; facilitating reduced coverage between midnight and 6.00am to satisfy minimum security requirements and reduce light pollution during unoccupied hours. The approved scheme shall be implemented in full.

Included with this submission are the external lighting statement and lighting plots/calculations (5203-SP-E-150 and 151) carried out by Scotch Partners, which were submitted as part of the original planning design. We will not be deviating from this design, so assume this remains suitable for formal approval.

Condition 10: Hard & Soft Landscaping

Prior to the commencement of development of each individual unit (i.e. Units 4-9 inclusive) full details of the hard and soft landscape works for the respective unit, including an implementation programme, shall be submitted to and be approved in writing by the Local Planning Authority. Hard landscape works shall include:

(a) proposed finished levels and/or contours, (b) boundary details and means of enclosure, (c) vehicle and pedestrian access and circulation areas, (d) hard surfacing areas, (e) minor artefacts and structures (e.g. furniture, refuse or other storage units, signs, lighting etc.), (f) proposed and existing functional services above and below ground (e.g. drainage, power cables, communication cables, pipelines etc., indicating lines, manholes, supports etc.).

Soft landscape works shall include:

(g) planting plans, (h) written specifications (including soil depths, cultivation and other operations associated with plant and grass establishment); i) schedules of plants noting species, planting sizes and proposed numbers/densities; and j) replacement planting if trees and shrubs die.

All hard and soft landscaping works shall be carried out in accordance with the approved details, the approved implementation programme and British Standard BS 4428:1989 Code of Practice for General Landscape Operations. The developer shall complete the approved landscaping works and confirm this in writing to the Local Planning Authority prior to the date agreed in the implementation programme.

Please see the enclosed Calcinotto drawings 0200-T2 and 0201-T1 for confirmation of proposed levels, external finishes etc. A summary of external finishes follows:

Roadways and parking areas

- Tarmacadam finish throughout site, colour black

White lining / parking spaces

- Thermoplastic white paint throughout

Soft landscaping

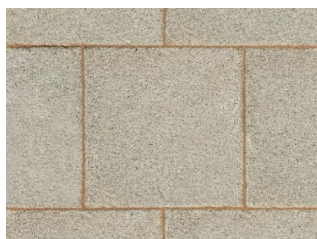
- Grassed areas to verges around site adjoining footpaths

Boundary treatments and means of enclosure

- Refer to responses to condition 28 (acoustic fencing) and 30 (security fencing)

Paved areas

- Marshalls 'Conservation Smooth' paving slabs, colour 'Silver Grey', size 400mm x 400mm x 65mm



Condition 12: Surface Water Drainage

Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme substantially in accordance with "Salt Box, Bognor Regis: Foul & Surface Water Drainage Strategy (for Landlink Estates), 17th October 2019, prepared by Hydrock, (Doc. Ref: SAL-HYD-XX-ZZ-RP-C-0001)" and Drawing No. "SAL-HYD-00-ZZ-DR-C-7000 Rev. P03 - Site Drainage Strategy" have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage.

Please see attached Calcinotto drawings 0100-T3, 0101-T1, 0200-T2, 0500-T1, 0501-T1, 0502-T1, 0503-T1 and 0504-T1 for details of the surface water drainage proposals.

Condition 16: Foul Drainage

Prior to the commencement of construction works details of a proposed foul drainage system shall be submitted to and approved in writing by the Local Planning Authority, in consultation with Southern Water (including details of its siting, design, phasing and sub-sequent management / maintenance); and no Unit shall be occupied until works for the disposal of sewage have been fully implemented in accordance with the approved details.

Please see attached Calcinotto drawings 0100-T3, 0101-T1, 0200-T2, 0500-T1, 0501-T1, 0502-T1, 0503-T1 and 0504-T1 for details of the foul drainage proposals.

Condition 21: CCTV

Prior to the commencement of development of Units 4-9, a CCTV strategy (to include details of the location cameras and type of system) shall be submitted to and approved in writing by the Local Planning Authority for Units 4-9 inclusive. The agreed details shall be implemented prior to first occupation of each Unit within Phase 1 and be retained and maintained as such thereafter for the respective units unless otherwise agreed in writing by the Local Planning Authority.

Positions of proposed external CCTV cameras are shown on the attached Collina drawing (2130-COL-XX-00-DR-E-600). These are located on all four external corners of the main building and between them provide coverage to the entire Unit 9 plot.

Condition 28: Acoustic Fencing

Prior to the commencement of construction works or any preparatory works in respect of Unit 9, details of the acoustic fencing along the southern boundary of Unit 9 (car showrooms), should be submitted to the Local Planning Authority for approval in writing. The approved acoustic fencing should be erected prior to the occupation of Unit 9 and be maintained and retained thereafter at the site.

2500mm high Jacksons Fencing 'Jakoustic Highway' reflective acoustic barrier with 70mm capping rail to section of southern boundary and plant enclosure indicated on the planning approved site plan. Fencing fixed to steel 'I' beams. Fence to be as tight to ground/kerb as possible and suitably sealed at base.



Condition 30: Security Fencing

Prior to the commencement of development of Units 6, 7, 8 and 9, details of the security fencing between Unit 8 and Units 6 & 7, and the fencing around Unit 9 shall be submitted for approval in writing by the Local Planning Authority. The approved fencing, including Drawing No. 1744-PGG09 (Unit 2), shall be installed prior to the occupation of the respective units and be maintained thereafter.

2500mm high steel palisade triple point splayed security fencing with powder coated finish, colour dark green. Matching vehicular (sliding) and personnel (swing) gates in locations shown on the planning approved site plan.



Condition 45: Levels

No development shall commence until plans of the site showing details of the existing and proposed ground levels, proposed finished floor levels, levels of any paths, and parking areas and the proposed completed height of the development have been submitted to and been approved in writing by, the Local Planning Authority. The details shall clearly identify the relationship of the proposed ground levels and proposed completed height with adjacent buildings. The development thereafter shall be carried out in accordance with the approved details.

Please see the enclosed Calcinotto drawings 0200-T2 and 0201-T1 for confirmation of proposed levels, external finishes etc.

Proposed parapet height for the new showroom/workshop building is 10.092 (slab level 2.750), and ridge height for the valet building is 7.185 (slab level 2.600).