

Planning Statement

**Discharge of Conditions 8, 11 and 12 of
Planning Application Reference LU/182/18/PL**

46A & 46B Pier Road, Littlehampton, BN17 5LW

Prepared for
Quex Consultancy Ltd

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February 2022

Version
Final

Contents	Page
1. Introduction	1
2. Condition 8	1
3. Condition 11	1
4. Condition 12	2
5. Conclusion	2

1. INTRODUCTION

- 1.1. We are instructed by our client, Quex Consultancy Ltd, to submit a Discharge of Condition application in respect of planning permission reference LU/182/18/PL at 46A & 46B Pier Road, Littlehampton. The application was approved on 26th March 2019, subject to conditions.
- 1.2. The description of the development was for the demolition of the existing buildings and erection of 2no. new buildings incorporating commercial (A1) at ground floor with 4no. residential units above. The application was approved subject to 12 conditions. Condition 8, 11 and 12 are Pre-Commencement Conditions and therefore require details to be approved by the Local Planning Authority (LPA), before the commencement of development.
- 1.3. We therefore attach drawings and information in relation to these three conditions and will discuss each in turn below. The planning permission is due to expire on 25th March 2022. We ask the LPA to review and expedite the discharge of these conditions so the development can commence.

2. CONDITION 8

- 2.1. Condition 8 is worded as follows:

"No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction."

- 2.2. We attach Drawing No. TA1098/04 Revision A, which shows the site set-up during construction, insofar as it relates to the development. We therefore ask the LPA to review and then discharge Condition 8 of the consent.

3. CONDITION 11

- 3.1. Condition 11 is worded as follows:

"Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme 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. No building/No Part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity."

- 3.2. In respect of this Condition, we attach the Report and Drainage Assessment undertaken by Aegaea Ltd. We ask the LPA to discharge this condition appropriately. Should there be any requirements for amendments, then we would ask for the Council to enter into dialogue at its earliest convenience.

4. CONDITION 12

- 4.1. Condition 12 is worded as follows:

“Prior to the commencement of the development hereby approved, a detailed level survey of the site including existing and resulting ground levels and the slab levels of the building the subject of this approval, shall be submitted to and approved by the Local Planning Authority. The development shall proceed only in accordance with the details thus approved and there shall be no subsequent raising of levels without prior written approval of the Local Planning Authority.”

- 4.2. A Levels Survey of the site was conducted prior to the application being submitted. This has been used for the attached Drawing No. TA1098/16 Revision D, and sets out, both on Site Plan and Elevation, the levels required to discharge Condition 12.
- 4.3. We ask that the LPA therefore discharge this condition in relation to this further information supplied.

5. CONCLUSION

- 5.1. We are instructed by our client, Quex Consultancy Ltd, to submit an application for the Discharge of Conditions in relation to application LU/182/18/PL. We submit further information in relation to Condition 8, 11 and 12, and ask that the LPA are mindful of the expiration of the planning permission, which would be on 25th March 2022. We ask the LPA to review the information supplied and discharge the conditions in advance of this date, in order that the development can be commenced before that time.