

P19-2763

29 November 2021

Anita Gardner
Arun District Council
Planning Department
1 Maltravers Road
Littlehampton
BN17 5LF
By email only

Dear Anita,

Discharge of condition 3 of planning permission reference LU/42/21/PL
Industrial Unit at Riverside Industrial Estate, Bridge Road, Littlehampton

I write on behalf of the applicant, L&C Commercial Ltd, regarding the submission of details for the part discharge of condition 3 pursuant to planning permission reference LU/42/21/PL at the above site.

The below has been submitted in support of the application:

- P21.152.SIR R01 - Stage 1 Tier 2 GQRA Riverside Industrial Estate.

An overview of the details submitted is outlined in the cover letter below.

The application has been submitted via the online Planning Portal, and has a reference number of **PP-10425616**. Payment of the Application Fee of **£116** (plus service charge of £28.00) has been paid online via the Planning Portal payment service.

Context

This application seeks the part discharge of condition 3 which relates to the provision of details confirming that risks associated with contamination have been investigated and sufficiently mitigated where required. The condition is comprised of three components; this submission seeks to discharge the pre-commencement components of the condition (3.1 and 3.2).

The submitted site investigation has been undertaken in accordance with the previously submitted risk assessment (DTS, June 2020). The report has found that no site specific mitigation is required as a low risk has been identified for pertinent sources of contamination, including ground gas. The submission of this report satisfies the requirements of 3.1.

The results of this site investigation means there is considered to be no requirement to undertake a further detailed risk assessment and subsequent remediation method strategy. As such, no further information is required to satisfy the requirements of 3.2.

The verification plan required by 3.3 can only be completed after construction of the proposed development is underway. This final component of the condition cannot therefore

be discharged pre-commencement of development, but will be dealt with as required through the construction process.

Conclusion

I trust the above and enclosed is sufficient for the validation and prompt determination of this application, and look forward to receiving confirmation of this in due course. Should you require any further information, please do not hesitate to contact me.

Yours sincerely,

Pegasus Group

Peter Atkin

Director

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