

QED Planning
Wesley House
Bull Hill
Leatherhead
KT22 7AH

Date: 31st January 2020

Please ask for: Mrs A Gardner

Tel: 01903 737529

Your Ref:

Our Ref: M/97/19/DOC

Dear Mr Kearley,

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Approval of details reserved by condition imposed under ref M/45/16/PL relating to Condition No 18 - Construction Management Plan

Poultry Farm 87 Yapton Road Middleton-On-Sea PO22 6DY

Notification regarding the above application:

Condition Number 18

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 types 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),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area. It is considered necessary for this to be a pre-commencement condition because any works on the site could result in congestion or impede access onto a classified road which could compromise highway safety.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

This condition is discharged in so far as submission of details relates and refers to the submitted

Construction Management Plan Version 1, from SLR Ref No: 402.06594.00008 dated January 2020. and the Method Statement and Risk Assessment T/19-3304/JB dated 25/11/2019 (Rev 1 09/01/2020). The condition is also discharged with reference to the email and attachments dated 29th January 2020 from the agent referring to closure of the designated footpath.

By way of an informative I understand that you intend to commence on site as soon as condition 18 is discharged in order to implement permission M/45/16/PL. However, I must advise you that to commence demolition without first discharging conditions 10, 11, 12, 13 and 14 of M/45/16/PL may result in formal enforcement action being considered including a Temporary Stop Notice. As confirmed in the reasons within the decision notice, these are pre-commencement conditions that are required to be discharged in order for there to be a lawful development.

You are also advised that in line with condition 26 of M/45/16/PL you are required, prior to commencement, to agree, with the Council's tree officer the root protection measures in the area of the approved access and to arrange with him supervision of approved tree works.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely



Neil Crowther
Group Head of Planning