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Planning Partnership

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28 September 2021

Dear Peter

Application to Discharge Condition 4 (Construction Management Plan) in respect of Planning Permission AWDM/1420/21 for Single Storey (Rear) Extension to Existing Food Manufacturing Facility at 57-60 Dolphin Road, Shoreham-by-Sea, West Sussex

I write on behalf of my client, Higgidy Ltd, and further to the grant of planning permission for the construction of a single storey rear extension to the existing Higgidy food manufacturing facility on land at 57-60 Dolphin Road, Shoreham-by-Sea, West Sussex.

The substantive planning permission for the works was granted in a Decision Notice dated 15th May 2021 (LPA reference AWDM/0318/21). Subsequently, a Section 73 application for Minor Material Amendments (MMA) was approved in a Decision Notice dated 25th August 2021 (LPA reference AWDM/1420/21).

The applicant now seeks to implement the MMA permission. This was the subject of a number of conditions, including Condition 4 which requires the submission and approval of a Construction Management Plan (CMP) prior to the commencement of development, and adherence to the CMP during the construction period.

This submission comprises an application for approval of details reserved by this condition.

In addition to this cover letter, the application submission documents comprise the following:

- Application form; and
- Construction Management Plan (by dowsettmayhew, dated September 2021).

Condition 4 - Construction Management Plan

Condition 4 of AWDM/1420/21 states that:

> *"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:-*
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> - *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 having regard to policies 28 and 34 of the Adur Local Plan."

Construction Management Plan

The submitted CMP seeks to detail all relevant measures in accordance with each of the requirements detailed in Condition 4, and is to be adhered to in the implementation of the development.

The CMP details the requirements of the condition, sets out the background to the approved works, and the proposed approach and controls that would be operated and adhered to during the construction phase. This is supported by, amongst other things, a detailed Traffic Management Plan attached at Appendix 1 of the CMP.

The CMP details the type of vehicles that are likely to arise during the construction phase, the means of access and routing, and the approach to the management of traffic in association with the construction works. It includes identification of a secure site compound and alternative 'material lay-down area,' together with location of parking for vehicles for operatives, and location for the storage of plant and materials, site offices and welfare facilities, and vehicle wheel washing facilities. It also sets out the proposed approach to informing and engaging with local members of the public and other stakeholders prior to, and during, the construction works.

It is submitted that the implementation of the development in accordance with the measures set out in the CMP would ensure the scheme has no undue impact on local highway capacity, safety or amenity of local residents and businesses.

On this basis, it is requested that Condition 4 of planning permission AWDM/1420/21 is discharged, to enable commencement of development.

Summary

This application seeks Discharge of Condition 4 attached to the grant of planning permission for AWDM/1420/21 at 57-60 Dolphin Road, Shoreham-by-Sea in respect of the proposed construction of a single storey rear extension in relation to the Higgidy food manufacturing facility.

The condition requires the submission and approval of a Construction Management Plan prior to the commencement of development, and for this to be adhered to during the construction works.

It is submitted that the proposed CMP ensures the development can be implemented without due impact on local highway capacity or safety, or local amenity.

I look forward to receipt of confirmation of registration of the application and positive determination as soon as possible. Should you require any further information, please do not hesitate to let me know.

Yours sincerely



Dale Mayhew BA (Hons) BTP MRTPI
Director

Enc: Application Forms
Construction Management Plan