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Our ref: 794-PLN-LSE-00354

Date: 6 June 2024

Head of Planning Services
Worthing Borough Council
Development Management
Portland House
44 Richmond Road
Worthing
West Sussex
BN11 1HS

Dear Sir / Madam,

UNIT 1A, IVY ARCH ROAD, WORTHING
APPLICATION BY BRAVO SERVICES LTD
DISCHARGE OF CONDITIONS 7, 11, 12, 13 & 15

I am instructed by Bravo Services Ltd to submit to you documentation in order to discharge planning conditions 7, 11, 12, 13 and 15 pursuant to planning permission ref: AWDM/0655/21, dated 23 September 2021. The permission being for the construction of storage building (use class B8), including vehicle parking and associated works. The application site is the Boxx Storage self storage centre, Unit 1A, Ivy Arch Road, Worthing.

I enclose the following documents which comprise this submission:

1. Completed application form
2. Planning permission ref: AWDM/0655/21
3. Noise attenuation note, prepared by RPS, dated June 2024
4. Proposed fire hydrant location plan, ref: 15175/2-154
5. Schedule of materials, produced by The Harris Partnership, ref: 15175/2-15.1, dated March 2024
6. Proposed landscaping plan, produced by Smeeden Foreman, ref: 1001, dated April 2024
7. Sustainability note, produced by RPS, dated June 2024
8. This covering letter

The application fee is £145, paid by Planning Portal.

Background

Planning permission was granted by the Borough Council for the construction of storage building (use class B8), including vehicle parking and associated works on 23 September 2021, ref: AWDM/0655/21. A copy of the planning permission is enclosed with this submission.

The permission for the additional storage building will be part of the Boxx Storage self storage centre. The centre formerly traded as Ready Steady Store.

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The purpose of this application is to discharge the following pre-commencement conditions:

7 - noise attenuation (from grilles / louvers serving plant)

11 - fire hydrant

12 - materials

13 - landscaping

15 - sustainability measures

A submission to discharge the remaining pre-commencement condition in relation to contamination (condition 8) will be made at a later time.

Noise Attenuation

Condition 7 requires a scheme to be submitted and approved for attenuating noise from the grilles / louvres serving the mechanical plant. A short note produced by RPS explains that the proposed self storage unit will not include any mechanical plant.

Fire Hydrant

In accordance with condition 11, plan ref: 15175/2-154 shows the location of a new fire hydrant to the south of the main self storage building, within 90m of the proposed new unit. This is consistent with advice from the County Council's water and access officer which requires an additional fire hydrant within 90m.

Materials

Condition 12 requires a schedule of materials and finishes to be submitted and approved. Enclosed is a schedule of external finishes produced by The Harris Partnership. The schedule provides images of external cladding, brick, fascia materials, roof materials and doors. The proposed materials are consistent with those shown on the proposed elevations submitted with the original application.

Landscaping

A landscaping plan produced by Smeeden Foreman is submitted in accordance with condition 13. As required by the condition, the plan shows proposed landscaping on the northern boundary, in the form of four new trees, along with ornamental groundcover planting.

Sustainability Measures

Condition 15 requires details of sustainability measures to be submitted and approved. A note prepared by RPS is submitted in relation to this matter.

General

This submission seeks to discharge six of the seven pre-commencement conditions pursuant to the September 2021 planning permission for the construction of a new storage building, forming part of the Boxx Storage self storage centre at Ivy Arch Road, Worthing.

I trust that the submission is sufficient to discharge conditions 7, 8, 11, 12, 13 and 15. If you require any further information, please do not hesitate to contact me.

Yours faithfully,



Danny Simmonds
Planning Director
simmondsd@rpsgroup.com