

Development Management Team
Royal Borough of Kingston upon Thames
Guildhall 2
High Street
Kingston upon Thames
KT1 1EU
FAO: Barry Lomax

Date: 22 October 2021
Our ref: 01507/33/HW/IY/SB/20299130v1
Your ref: PP-10323150

Dear Mr Lomax,

Chessington World of Adventures Resort (CWoAR) Lodge Accommodation Permission (Ref: 18/10413/FUL) - Application to Discharge Condition

On behalf of our client, Merlin Attractions Operations Limited, we enclose an application seeking the discharge of planning condition 16 (Construction Environmental Management Plan) for the lodge accommodation planning permission (Ref: 18/10413/FUL) at Chessington World of Adventures Resort.

Application Submission

The application has been submitted via the Planning Portal (Ref: PP-10323150) and comprises the following:

- 1 Completed application form; and
- 2 Construction Environmental Management Plan (October 2021), prepared by PCA Safety Ltd.

The requisite application fee (£116) has been paid via the Planning Portal along with the Planning Portal administration fee.

Background

On 24 December 2018, full planning permission (18/10413/FUL) was granted for:

“Erection of 34 lodges providing visitor accommodation, theming features, boardwalks, internal access road, boundary treatment and landscaping works, plant enclosure, and associated infrastructure works (including surface water drainage).”

This application seeks approval of details reserved by condition 16 of the above permission. We set out below the relevant requirements of the conditions together with a brief summary of the information submitted.

Condition 16 states that:

“Prior to commencement of any development on site, a Construction Environmental Management Plan (CEMP) shall be submitted to the planning authority for written agreement. The development shall only be implemented in accordance with the details and measures approved as part of the CEMP, which shall be maintained throughout the entire construction period.

The CEMP should include the following:

- a) Risk assessment of potentially damaging construction activities;*
- b) Identification of "biodiversity protection zones";*
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);*
- d) The location and timing of sensitive works to avoid harm to biodiversity features;*
- e) The times during construction when specialist ecologists need to be present on site to oversee works;*
- f) Responsible persons and lines of communication;*
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person;*
- h) Use of protective fences, exclusion barriers and warning signs."*

The enclosed Construction Environmental Management Plan sets out a range of measures to be established during the construction to protect the application site's and neighbouring areas' environmental value. In doing so it meets the requirements of the condition.

Conclusion

We look forward to receiving confirmation that the application has been registered as valid. If you have any queries in the meantime, please do not hesitate to contact me or my colleagues Hannah Whitney or Sophie Bisby.

Yours sincerely



Ian York
Associate Director