

Epsom and Ewell Borough Council
Planning Department
The Old Town Hall
The Parade
Epsom
KT18 5BY

Date: 14 January 2022
Our ref: 63410/01/IAN/AVi/20557926v1
Your ref: PP- 10545001

Dear Sir/Madam,

David Lloyd Epsom, Central Boiler House, Horton Lane, Epsom KT19 8PL:
Application to Discharge Conditions 6, 8 and 10 of Planning Permission Ref.
21/00772/FUL.

On behalf of our client, David Lloyd Leisure ('Ltd'), we enclose an application to discharge Conditions 6 and 10 in full of planning permission ref. 21/00772/FUL.

Application Submission

This application has been submitted today via the Planning Portal (ref. PP- 10545001). In addition to this covering letter, the application is accompanied by the following information:

- 1 Completed application form;
- 2 Landscape Management Plan, prepared by Weddle Landscape Design;
- 3 Phase 1: Preliminary Desktop Risk Assessment, prepared by LK Group; and
- 4 Construction Traffic Management Pan, prepared by ddi projects.

The requisite application fee (£116) (along with the Planning Portal Service Charge of £28) has been paid via the Planning Portal.

Background

On 17 November 2021, planning permission (ref. 21/00772/FUL) was granted permission at Officer's Delegated level for the following development at the David Lloyd Epsom Club:

"Erection of a single storey rear extension for spa, new spa garden and extensions to existing swimming pool terrace"

Discharge of Conditions Application

This application seeks to discharge the following conditions attached to the David Lloyd Epsom planning permission:

Condition 6

“No development shall take place until full details, of both hard and soft landscape proposals, including a schedule of landscape maintenance for a minimum period of 5 years, have been submitted to and approved in writing by the local planning authority. This shall include replacement tree planting, to mitigate the tree loss. The approved landscape scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of the development hereby approved and thereafter retained.”

To support this submission, a Landscape Management Plan has been prepared by Weddle Landscape Design and submitted in response to this condition. The plan includes the full details of the landscape proposals with a schedule for maintenance for a period of five years as required by Condition 6.

Condition 8

“No development including any works of demolition or preparation works prior to building operations shall take place on site until a Construction Transport Management Plan has been submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period and shall include:

- a parking for vehicles of site personnel, operatives and visitors
- b loading and unloading of plant and materials
- c storage of plant and materials used in constructing the development
- d programme of works (including measures for traffic management)
- e provision of boundary security hoarding behind any visibility zones
- f wheel washing facilities
- g measures to control the emissions of dust and dirt during construction
- h a scheme for the recycling/disposing of waste resulting from demolition and construction works
- i hours of operation.”

A detailed Construction Traffic Management Plan has been prepared by ddi projects and submitted in response to this condition. The Plan includes all the specific requirements set out in the wording of Condition 8.

Condition 10

“Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority) and in accordance with current best practice guidance, the following components of a scheme to deal with any ground contamination (including asbestos) and ground gas (including volatile hydrocarbons) related risks shall each be submitted to and approved, in writing, by the local planning authority:

- 1 A preliminary risk assessment which has identified:
 - a all previous and current uses;
 - b potential contaminants associated with those uses;
 - c a conceptual model of the site indicating sources, pathways and receptors; and
 - d potentially unacceptable risks arising from contamination.

- 2 *A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.*
- 3 *The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.*
- 4 *A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.”*

A detailed Phase 1: Preliminary Desktop Risk Assessment has been prepared by LK Group and submitted in response to this condition. Several sources of potential contaminated land were identified by the Council's Contaminated Land Officer and thus, the LK Group have prepared an in depth risk assessment report providing a series of recommendations for the development of the site.

Conclusion

We trust that the enclosed information provides you with sufficient information to approve this application to discharge Conditions 6 and 10 of planning permission ref. 21/00772/FUL. Please do not hesitate to contact me should you require any further information.

Yours faithfully,


Anna Vincent
Planner