

COVER NOTE

RE: The Rise, Brick End, Broxted, CM9 2BJ

1. This Cover Note supports an application for approval of conditions pursuant to Application UTT/21/0247/OP which was granted permission by APP/C1570/W/22/3300023 on the 21 November 2022.
2. The proposed development comprises: - “...an outline proposal with all matters reserved except access, layout and scale, for demolition of 2 existing buildings and erection of 3 new buildings together with the creation of a craft hub and re-formation of existing parking areas and landscaping”.
3. The Conditions in question are:

Condition 4) which states: -

“No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority.

The Statement shall provide for:

- i) vehicle routing to and from the site
- ii) the parking of vehicles of site operatives and visitors
- iii) loading and unloading of plant and materials
- v) storage of plant and materials used in constructing the development
- v) wheel and underbody of vehicle washing facilities
- vi) before and after surveys of the condition of the highway in the vicinity of the site to identify any defects resulting from the construction works and to make good to the satisfaction of the local planning authority.

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.”

Condition 18) which states that:

“No development shall take place until an aviation perspective ‘Glint and Glare’ assessment is provided to the local planning authority in consultation with the aerodrome safeguarding authority

for Stansted Airport. The assessment will need to demonstrate that there will be no ocular hazard to pilots using Stansted Airport.”

4. In support of this application the following information is provided:
 - a. Construction Method Statement prepared by Integrum Building Services Ltd
 - b. Solar Photovoltaic Glint and Glare Study prepared by Pager Power.
5. If further information or clarification is required on any aspect of this submission, please contact the undersigned.

Alan Gunne-Jones MRTPI
Managing Director
Planning & Development Associates Ltd
30 October 2023

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