

Reference:

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Date:

20th November 2023

Forest of Dean Planning Authority
High Street
Coleford
Gloucestershire
GL16 8HG

Dear Sirs

Erection of a Single Storey Extension to Existing Retail Premises Including Associated Works and Modifications to Existing Car Park and Service Areas (part retrospective) at Midcounties Co-operative Store, Market Square, Newent, Gloucester, GL18 1PS

We enclose for your attention a full planning application that seeks your approval for the above scheme, which is a 'free go' within 12 months of a refusal (PO776/22/FUL on the 1st December 2022).

As you will see from your files for this project, we had to submit a new planning application as the original planning had lapsed because of condition 9 not being resolved prior to the expiry date. You will see from your files that it was our view that only 6 conditions were applied to the planning approval that was received at our offices in the post on the 26th January 2019 and without knowledge of planning condition 9, whilst the works had commenced on site, it was the opinion of the Local Authority that without discharge of condition 9 the planning permission had formally lapsed. We, therefore, moved to submit a new application; however, this led to problems as it was established that the Co-op had actually carried out some works for siting new condenser units within the service yard without permission that we were not aware of and the Environmental Health Officer could not offer his support to our resubmitted consent, hence the reason for refusal in December last year.

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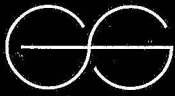
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During the early part of 2023, we worked with the Co-op and the Environmental Health Officer and eventually found a suitable solution to deal with the noise attenuation of the condensers and a subsequent planning application was submitted for a new plant enclosure (PO821/23/FUL approved on the 14th August 2023). Now the situation and site has returned to a satisfactory situation and all matters relating to noise break out being resolved, we now revert back to seeking consent again for the original single storey extension and associated external works, which has already commenced on site. Now that we have sight of the full planning permission that was issued in 2018 with conditions 7, 8 and 9, we submit this application with further information which is a landscaping scheme to eliminate the pre-commencement condition and based upon the fact that the works have already commenced on site with Building Control inspections, we believe that this should put the scheme into a formal commencement of works on site.

The submitted drawings to accompany this planning application have been updated to indicate the approved external plant enclosure that was approved earlier this year, but you will note that all other areas of the scheme that was previously approved remain unchanged.

We also submit the formal sound reports which include the PC Environmental original sound report, together with the sound reports that were submitted for the acoustic enclosure which highlight the fact that the sound levels being achieved by the noise enclosure deliver noise reduction below the original sound survey, which should satisfy any concerns of the Environmental Health Officer.

Following the satisfactory outcome of the external condensers being attenuated with the noise enclosure, which is now approved, it is hoped that we can revert to our position of simply securing a renewal of the original consent for the store extension. We do hope that you are able to register the application in time before the expiry date of this refusal notice (12-month period) and validate the application for the application to then run its course.

