

Ref: 2001578

21st December 2023

Polly Davidson  
Sutton Council London Borough  
Environment, Housing and Neighbourhoods,  
London Borough of Sutton,  
Civic Offices,  
St Nicholas Way,  
SM1 1EA

Dear Ms Davidson

**Property Address:** 36-46 Grove Road, Sutton, London SM1 1BS

**Applicant:** Horizon Care and Education

**Planning permission reference:** DM2022/02299

**Date of planning permission:** 25 August 2023

**Approved Development:** Change of use from Office (Class E) to a Special Educational Needs School (Class F1).

**Discharge of Condition Application for approval of details reserved by conditions 3 (secure cycle storage facilities) and 4 (refuse and recycling storage).**

We are writing to you in respect of the discharge of the above planning conditions and attach the appropriate discharge of conditions application form and relevant documents relating to matters controlled by conditions 3 and 4 of planning permission DM2022/02299.

The site plan and key (**ref:B10 - 901.A**) showing proposed location of bin and cycle storage is attached as Appendix A.

We attach as Appendix B a specification sheet detailing the proposed cycle racks that are to be installed on site. The proposal is for 2 wall mounted cycle racks to be secured on the external western elevation of 36 Grove Road. This proposal is in accordance with the London Plan and LBS cycle parking standards providing a total of 10 secure cycle parking spaces. The cycle parking area as shown in Appendix A will be located between the two buildings on site which will provide protection from the elements.

The proposed location will be out of public view and secured by a 3 metre high fence at either end of the passageway meaning only authorised personnel are permitted access to the area. The passageway will also be covered by external security lighting with CCTV cameras set to cover the front elevation of the building. The type of cycle racks proposed have been carefully selected due to the nature of the site being a school for children with special educational needs.

There are operational concerns that students may climb on top of covered cycle racks as a way to climb over the secure fencing. The area is covered at high level from the roof soffit above this area.

Condition 4

Refuse and recycle storage will be located along the secure passageway as shown in Appendix A. The proposed waste storage on site will be 1 x 1100l general waste wheelie bin and 1 x 1100l recycle bin. We attach as Appendix C wheelie bin specifications.

The table below contains the relevant plan/document references for the information submitted in support of this discharge of conditions application. For your ease of reference we also include the relevant extracts from the planning consent in the table below including the details of the condition and its reason.

Change of Use Planning Permission DM2022/02299			
Cond.	Condition details	Reason	Document & Drawing Reference
3	Prior to the occupation of the development, full details of the secure cycle storage facilities shall be submitted to, and approved in writing by, the Local Planning Authority which shall show their positioning within the site, the size and materials of the enclosure and the means of access. The approved details shall be implemented on site prior to the first occupation of the development hereby approved and thereafter permanently retained in accordance with the approved details.	To ensure the development provides an adequate level of cycle parking facilities and to encourage sustainable modes of transport, in accordance with Policies 36 and 37 of the Sutton Local Plan 2018.	Appendix A: Site Plan - B10 - 901.A  Appendix B: Cycle Rack - 2001578/CR
4	Prior to occupation of the development hereby approved, full details of refuse and recycling storage shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full prior to occupation of the development and retained thereafter.	To avoid harm to the character and appearance of the streetscene and local area in accordance with policy 28 of the Sutton Local Plan 2018 and to ensure adequate provision of refuse and recycling facilities in the interests of amenity for future and neighbouring occupiers in accordance with policy 29 of the Sutton Local Plan 2018.	Appendix A: Site Plan - B10 - 901.A  Appendix C: 1100 Litre Wheelie Bin Specifications

We trust that this application meets your requirements for a technical discharge of this condition and would kindly seek confirmation that no further action is required by the applicant as agreed to by the Council. Should you require further information please do not hesitate to contact us.

Yours sincerely

*Oliver Sutton*

**Oliver Sutton BSc  
Graduate Surveyor**

**Tel: 01789 298006**

**Email: [osutton@dobson-grey.co.uk](mailto:osutton@dobson-grey.co.uk)**

enc

Appendix A - Site Plan

Appendix B - Cycle Rack Specification

Appendix C - Wheelie Bin Specification