

From: Alister Smith BSc (Hons) PGDip MRICS <A.Smith@stags.co.uk>

Sent: Monday, February 19, 2024 3:31 PM

To: Planning East <PlanningEast@eastdevon.gov.uk>

Subject: RE: INVALID APPLICATION : STAGS COLLECTION CENTRE, TOWER ROAD, OFFWELL (24/0132/DOC)

Dear Sir/Madam

Apologies for the delayed reply.

I can comment as below in red.

With regard to the drainage condition (8) we are in the process of seeking more information, as requested, this may take some time. Please can the consideration of this matter be withdrawn from the current application and we will lodge further details as a standalone matter at a later date. I hope this means that the other matters can be considered and hopefully supported, or if not we can work with the LPA to resolve any issues.

Regards

Alister

The submitted details do not appear to cover the following condition requirements, please therefore request this additional information from the agent/applicant:

- *Condition 4 – Drainage details in relation to the northern passing bay*

There is no specific drainage proposed as the passing bay follows the existing site levels and there is no ditch/other drainage network at this point

- *Condition 6 – This condition cannot be formally discharged as the hedgerow works have already taken place, however we will review the submitted information and consider its appropriateness in relation to the purpose of the condition.*

Noted and accepted

- *Condition 7 - This condition cannot be formally discharged as development has commenced, however we will review the submitted information and consider its appropriateness in relation to the purpose of the condition, In order to do so we will require:*

Noted and accepted

- *Confirmation that either no external lighting is proposed or where external lighting is proposed details of the location, type and hours of operation of such lighting. **None proposed***

- *Confirmation of the dimensions of the signage installed on the gable ends of the building. **I can confirm the signs are 4.5M x 1.226M.***


- *Conditions 8 – This condition cannot be formally discharged as development has commenced, however we will review the submitted information and consider its appropriateness in relation to the purpose of the condition, In order to do so we will require:*

- *Details of the greenfield run off rates from the site pre-development and confirmation that the proposed attenuation methods are sufficient to reduce post-development run-off to the same (or lower) rates. It is noted that attenuation storage that was previously indicated to be within the site is now shown to be a tank outside of the site area. The surface water attenuation should be within the site and information provided to demonstrate that it is suitably sized. Please provide revised details that address this.*

Please see comments above.

Alister Smith BSc (Hons) PGDip MRICS
Professional Partner | Head of Planning and
Design/Chartered Surveyor

21 Southernhay West, Exeter, Devon, EX1 1PR

 01392 439046

