

Planning & Building Control Services
 Civic Centre
 The Water Gardens
 Harlow Essex CM20 1WG
<http://www.harlow.gov.uk>
 Tel: 01279 446856
 Email: planning.services@harlow.gov.uk



Application for Removal or Variation of a Condition following Grant of Planning Permission or
 Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation
 Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	<input type="text"/>
Suffix	<input type="text"/>
Property Name	<input type="text" value="Staple Tye Depot"/>
Address Line 1	<input type="text" value="Perry Road"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Essex"/>
Town/city	<input type="text" value="Harlow"/>
Postcode	<input type="text" value="CM18 7NR"/>

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
<input type="text" value="544390"/>	<input type="text" value="208080"/>

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Erection of 10 no. residential apartments with hard & soft landscaping and associated parking.

Reference number

HW/FUL/23/00108

Date of decision (date must be pre-application submission)

12/06/2023

Please state the condition number(s) to which this application relates

Condition number(s)

CONDITION 10

Has the development already started?

Yes

No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

Following discussions with the ECC SUDS team it has been raised that the condition wording included in the Decision Notice is not as the wording requested by the SUDS team during application consultation. It has been agreed with the SUDS team that the existing wording shall be replaced with the wording included in the following section. Note also that the Case Officer Ross Brereton has been copied into all prior correspondence thus is aware of this application.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Replace current wording with the following:

No works except demolition shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme should include but not be limited to:

- a) Limiting discharge rates to 2l/s for all storm events up to and including the 1 in 100 year plus 40% allowance for climate change storm event. This should be accompanied by both the greenfield and brownfield calculations. All relevant permissions to discharge from the site into any outfall should be demonstrated.
- b) Provide sufficient storage to ensure no off site flooding as a result of the development during all storm events up to and including the 1 in 100 year plus 40% climate change event.
- c) Demonstrate that all storage features can half empty within 24 hours for the 1 in 30 plus 40% climate change critical storm event.
- d) Final modelling and calculations for all areas of the drainage system. These calculations should be in line with the Drainage Calculations Guide, including the maximum rainfall value.
- e) The appropriate level of treatment for all runoff leaving the site, in line with the Simple Index Approach in chapter 26 of the CIRIA SuDS Manual C753.
- f) Detailed engineering drawings of each component of the drainage scheme. The SuDS features should be lined where made ground is present. Please detail if the made ground will be remediated or removed, particularly in locations WS04 and WS05 where asbestos was suspected.
- g) A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features. The raingardens and tree pits should be clearly shown on the drainage plan and added to the key.
- h) An updated drainage strategy incorporating all of the above bullet points including matters already approved and highlighting any changes to the previously approved strategy.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
- No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
- The applicant
- Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
- No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
 No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- Yes
 No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
 The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

CIVIC CENTRE

Address Line 2:

THE WATER GARDENS

Town/City:

HARLOW

Postcode:

CM20 1WG

Date notice served (DD/MM/YYYY):

13/03/2024

Person Family Name:

Person Role

The Applicant

The Agent

Title

MR

First Name

ALEX

Surname

STOREY

Declaration Date

13/03/2024

Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;

- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

ALEX STOREY

Date

13/03/2024