

James Philips
Development Control
London Borough of Richmond upon Thames
Civic Centre
44 York Street
Twickenham
TW1 3BZ

Date: 20th November 2024
Our Ref: PH/518/24
LPA Ref: 23/2655/FUL (Planning Application)

Dear Mr Philips

DISCHARGE OF CONDITION APPLICATION PERSUANT TO THE GRANT OF PLANNING PERMISSION FOR EXTENSIONS AND ALTERATIONS TO THE CARE HOME AT MARLING COURT, 2 BRAMBLE LANE, HAMPTON, TW12 3XB.

My clients, Country Court Care Ltd., have instructed me to submit this 'Discharge of Condition' (DoC) application to you, for your consideration.

Planning permission was granted for the above development on the 1st December 2023, under application 23/2655/FUL. This was effectively a resubmission application, following on from the original grant of planning permission on the 7th March 2023 (under application 22/0246/FUL), but without the basement area.

The planning permission granted listed a series of conditions that need to be discharged prior to the commencement of the development. This submission is therefore seeking the LPA's discharge of these conditions, which are as follows:

U0170302 – The submission and approval of a new CMP using the Council's pro-forma document and to address the matters as listed in the condition.

U0170303 – The submission and approval of a final detailed drainage scheme in accordance with the requirements of the condition.

U0170304 – The submission and approval of an AMS in accordance with the requirements of the condition.

U0170301 – The submission and approval of a tree planting and soft landscaping scheme.

In this regard, and in the order of the conditions as listed above, I am submitting the following details/documents/drawings for your consideration:

U0170302 – A **Construction Management Plan** by C2 Safety and Horizon Building Contractors Ltd. This is accompanied by an additional document which provides C2 Safety's comments on the control of substances hazardous to health, hand/arm vibrations and in relation to noise. It is acknowledged that the submission details do not address all of the issues as anticipated in the LPA's pro-forma CMP, but we are providing as much information and details as we have at this stage, which should hopefully address the requirements of the LPA.

U0170303 – A **Drainage Strategy Assessment** by CDS. This is accompanied by an email from CDS (dated 31st May 2024) to provide the ground infiltration details and the **In Situ Infiltration Test Report** by Ashdown Site Investigation Ltd.

U0170304 – A **BS5837 Tree Survey** by Arbtech, along with an **Arboricultural Impact Assessment** by Arbtech.

U0170301 – The **Proposed Landscaping Plan** by Linstyle Studio.

The fee for this application is **£145**. This fee will be paid to the Council by the Applicants, via Planning Portal, at the time of the submission of the application.

I trust this application is complete and can be registered without delay.

I look forward to the receipt of your acknowledgement of the registration of the application in due course and it would be appreciated if you could keep me informed on the progress of the application as it moves forwards.

Yours sincerely



Matt Hubbard
PG Dip TP, MRTPI
Director

CC - Clients by email