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Gravesham Borough Council  
Planning Department  
Civic Centre  
Gravesend  
DA12 1AU

25 March 2024

Dear Sir or Madam,

**APPLICATION UNDER SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)  
DISCHARGE OF CONDITION 3 ATTACHED TO PLANNING PERMISSION REF: 20231078  
UNIT C, IMPERIAL RETAIL PARK, THAMES WAY, GRAVESEND, KENT, DA11 0DQ**

On behalf of Box+III Gravesend Limited (the 'Applicant'), the owners of Imperial Retail Park ('the Site'), we apply for permission to discharge Condition 3 attached to Planning Permission Ref: 20231078, dated 18 January 2024.

In accordance with the Town and Country Planning (Development Management Procedure) Order 2015, the documents which comprise the application include the following:

- Application Cover Letter dated 25 March 2024 (this letter);
- Application Forms and Certificates signed and dated 25 March 2024;
- Planning Permission Ref: 20231078;
- Drawing Ref: 2024-SLP-IRP – Site Location Plan;
- Drawing Ref: 1326 – Cycle GA Elevations; and
- Drawing Ref: 1176 Rev A – Base Set Out Plan

The application has been submitted electronically via the Planning Portal website (Reference: PP-12906933). The application fee of £145.00 (plus £64 VAT) has been paid using the online portal.

**Relevant Planning History**

On 18 January 2024, planning permission was granted for the “*change of use of the ground floor from non-food retail to retail sale of food and ancillary non-food goods and installation of plant*” at Unit C of Imperial Retail Park (Application Ref: 20231078) (the ‘2024 Permission’). The 2024 Permission was granted subject to 8 Conditions. This application seeks to discharge Condition 3.

The requirements of Condition 3 are set out below.

**Condition 3 (Cycle Storage)**

Condition 3 requires details relating to a cycle storage scheme, to provide a minimum of 10 cycle spaces, to be submitted and approved by the LPA within six months of commencement of the development. Condition 3 states as follows:

*"Within six months of the commencement of the development, details of secure, covered cycle parking facilities for a minimum of 10 cycles shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle storage shall be installed within six months of the details being agreed and thereafter be retained permanently."*

In accordance with the requirements of Condition 3, this application includes the following documents:

- Drawing Ref: 2024-SLP-IRP – Site Location Plan;
- Drawing Ref: 1326 – Cycle GA Elevations; and
- Drawing Ref: 1176 Rev A – Base Set Out Plan.

The documents included as part of this submission include full details of the proposed cycle parking scheme at the Site. The proposed cycle shelter, which is to be located on the grassed area adjacent to Unit C, will measure 2.3m (H) x 4.63m (W) and 2.1 m (D). The proposed cycle shelter will provide cycle parking for a total of 10 no. cycle spaces and will incorporate a biodiverse green roof, tailored to enable net gain of plant habitat at the Site.

It follows that the proposed cycle parking scheme set out within the submitted documents, which will provide a total of 10 no. cycle parking spaces at the Site, fully meets the requirements of Condition 3. Condition 3 of the 2024 Permission can therefore be fully discharged. .

**Summary and Conclusions**

This application seeks to formally discharge Condition 3 attached to Planning Permission Ref. 20231078 dated 18 January 2024.

We trust the information provided above and on the enclosed documents is sufficient for the Council to register and consider this application. We will endeavour to contact you within the next few days to establish your timetable for decision making.

In the meantime, should you require any further details please do not hesitate to contact Nathan Wilson on 07387 542 303 ([nathan.wilson@montagu-evans.co.uk](mailto:nathan.wilson@montagu-evans.co.uk)) or Ross Fraser on 07920 206 216 ([ross.fraser@montagu-evans.co.uk](mailto:ross.fraser@montagu-evans.co.uk)).

Yours faithfully

*Montagu Evans*

**MONTAGU EVANS LLP**

Enc.