

Services

Date: 30 May 2023
Our reference: I1095740

Land at Market Square and Horn Yard Car Parks (The Charter), New Swan Yard, Gravesend, DA12 2EN | Discharge of Conditions

As you will be aware Knight Frank have been appointed by Reef Group (hereinafter 'the Applicant') to submit an application to discharge those planning conditions pursuant to the Full Planning Permission (Ref. 20200343), at Land at Market Square and Horn Yard Car Parks (hereinafter 'the Site').

Full Planning Permission was granted by Gravesham Borough Council on 21st December 2020 for:

Erection of 242no. residential units for Build to Rent (C3 Use Class), within three blocks ranging from 3 to 10 storeys, together with multi-storey car park as well as access, pedestrian, landscaping, highway and other associated works.

This application seeks the discharge of the following conditions pursuant to the above Full Planning Permission.

Condition 32 – Car Park Management Plan

Condition 32 reads as follows:

"Prior to any part of the permitted development being occupied or used, and notwithstanding the details shown on the approved plans, submitted documents and application form, a car parking management plan shall be submitted to and approved, in writing, by the Local Planning Authority. This document should include arrangements for managing the private residential car parking spaces and public spaces within the multistorey car park to ensure they are used as efficiently as possible. The car parking serving the development shall thereafter be managed and operated in accordance with the approved management plan."

In accordance with the requirements of Condition 32, this application is submitted alongside a Car Park Management Plan.

We trust that this satisfies the requirements of Condition 32, and that this pre-occupation condition can now be discharged.

Condition 34 – Travel Plan

Condition 34 reads as follows:

"Prior to any part of the permitted development being occupied or used, and notwithstanding the details shown on the approved plans, submitted documents and application form, the applicant shall prepare and submit for the approval of the Local Planning Authority a final Travel Plan generally in accordance with the Framework Travel Plan submitted with this application. The Travel Plan shall include, amongst other things, the appointment of a Travel Plan Co-ordinator and the plan shall be monitored at yearly intervals; the measures approved in the Travel Plan shall be implemented in accordance with the approved details or any changes subsequently made under its monitoring review process."

In accordance with the requirements of Condition 34, this application is submitted alongside a Travel Plan.

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We trust that this information satisfies the requirements of Condition 34, and that this pre-occupation condition can now be discharged.

Summary

The application fee of £116.00 (excluding service charge) has been sent by BACS directly to the Planning Portal as requested by the Council.

We trust that you find the enclosed planning application in order to meet the full requirements of Conditions 32 and 34, and look forward to hearing confirmation of the application's validation.

Should you have any queries or require any further information please contact me on the details below.

Kind regards



James Cogan
Associate | Planning

