

PLANNING COMMITTEE UPDATE REPORT

App Number	25/00368/FUL
Item Number	3
Address	Swail House, Ashley Road, Epsom KT18 5AZ
Proposal	Demolition of the existing community rooms and caretakers cottage and construction of two new apartment buildings comprising of 48 units together with access and parking, cycle and bin store, hard and soft landscaping
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Date	10/09/2026

ADDITIONAL CONDITION

1. Paragraph 16.46 of the Agenda Report states that any disruption and inconvenience arising from the construction phase of the development could be minimised through the imposition of planning conditions should permission be granted.
2. The site is located within a constrained residential environment where construction activities have the potential to adversely affect residential amenity and the operation of the local highway network. A Construction Management Plan is therefore considered necessary and reasonable to ensure appropriate mitigation during the construction phase. However, due to an administrative oversight, no condition securing a Construction Management Plan was included within the recommended conditions.
3. The following condition is therefore recommended as condition 29 in the event permission is granted:

29. Construction Management Plan

No development shall commence unless and until a Construction Management Plan, to include details of:

- a) Construction vehicle routing to and from the site;
- b) Parking for vehicles of site personnel, operatives, and visitors
- c) Loading and unloading of plant and materials
- d) Storage of plant and materials
- e) Provision of boundary hoarding behind any visibility zones, fencing and security arrangements
- f) Measures to prevent the deposit of materials on the highway
- g) On-site turning for construction vehicles (or measures for traffic management)
- h) Delivery hours and hours of construction operations
- i) Waste storage, collection and disposal arrangements;
- j) Measures to protect neighbouring residential amenity throughout the construction period;
- k) Details of site compound locations and welfare facilities;
- l) Procedures for managing complaints arising from construction activities
- m) Ecological and landscaping measures as necessary and/or advised by other conditions

has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall be carried out in full accordance with the approved details at all times.

Reason: For the development not to cause inconvenience to other highway users and in order to safeguard the amenities of the occupiers of neighbouring properties in accordance with Policies CS5 and CS16 of the Core Strategy 2007 and Policies DM10 and DM35 of the Development Management Policies Document 2015.