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28th September 2023

Mid Suffolk District Council
Endeavour House,
8 Russell Road,
Ipswich
IP1 2BX

Dear Sirs

CONDITIONS DISCHARGE- Class R - Change of use to B8 & Class E- DC/23/03130 - Class R - Change of use to B8 & Class E.

Further to the above granted application, please find detailed below information which deals with the condition discharge.

Discharge of Conditions 3, 4, 5, 6 and 7

3. Access Details

No part of the hereby permitted development shall be commenced until details of the proposed access (including the position of any gates to be erected and visibility splays to be provided) have been submitted to and approved in writing by the Local Planning Authority. The approved access shall be laid out and constructed in its entirety prior to first use of the development.

Thereafter the access shall be retained in its approved form.

There are no gates proposed and the visibility splays are shown on the submitted plan.

4. Access Surfacing Details

Prior to first use of the hereby permitted development, the existing access onto the highway shall be properly surfaced with a bound material for a minimum distance of 15 metres measured from the nearside edge of the metalled carriageway, in accordance with details that shall have previously been submitted to and approved in writing by the Local Planning Authority.

Details of the accesses surfacing are shown on the submitted plan, that detail the proposed surfacing which will be Concrete.

5. Surface Water Discharge Prevention Details

Before any part of the development hereby permitted is commenced details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway including any system to dispose of the

water. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.

The subject building has existing functioning rainwater gutters and downpipes socketed into underground pipes discharging into an existing soakaway. There will be no change to this system and no increase in the volume of the water due to the change of use. Also there are permeable grass areas to the side of and rear of the building which in addition is over 50 m from the nearest part of the highway.

6. Parking, Manoeuvring, Electrical Vehicle Charging and Cycle Storage

Before the development hereby permitted is first used, details of the areas and infrastructure to be provided for the loading, unloading, manoeuvring and parking of vehicles including powered two-wheeled vehicles and electric vehicle charging points and cycle storage shall be submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall be carried out in its entirety before the development is first used and shall be retained thereafter and used for no other purpose.

Details of parking including the electrical vehicle charging points and cycle storage and the manoeuvring are shown on the plan. Loading and unloading will be done adjacent to the building away from the access.

7. Refuse Bins

Before the development hereby permitted is first used, details of the areas to be provided for the storage and presentation for collection/emptying of refuse and recycling bins shall be submitted to and approved in writing by the Local Planning Authority. The approved bin storage and presentation/collection area shall be provided prior to first use and shall be retained thereafter for no other purpose.

The location of the refuse bins are shown on the submitted plan.

Should you have any queries or require any further information, please do not hesitate to contact me.

Yours sincerely

[Redacted Signature]

Roland Thomas
Rural Planning Consultant

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