

From: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>

Sent: 23 Jan 2024 04:24:13

To:

Cc:

Subject: FW: DC/24/00316

Attachments:

From: Richard Divey <Richard.Divey@baberghmidsuffolk.gov.uk>

Sent: Tuesday, January 23, 2024 4:18 PM

To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>; Mahsa Kavyani <Mahsa.Kavyani@baberghmidsuffolk.gov.uk>

Subject: DC/24/00316

APPLICATION FOR PLANNING PERMISSION - DC/24/00316 Proposal: Full Planning Application - Erection of 1 No dwelling with cartlodge and attached annexed accommodation including new vehicular access (following removal of existing structure).

Location: The Stagers, The Street, Redgrave, Diss Suffolk IP22 1RY

I have looked at this application and have the following concerns and suggested conditions to mitigate those concerns.

Operations related to the construction (including site clearance and demolition) phases) of the development/use shall only operate between the hours of 07.30 and 18.00hrs Mondays to Fridays and between the hours of 08.00 and 13.00hrs on Saturday. There shall be no working and/or use operated on Sundays and Bank Holidays. There shall be no HGVs arriving at or departing the site outside of these approved hours.

Reason: to minimise detriment to nearby residential amenity

I am unable to see details of the sewage system in use if it is not mains sewage the please add this condition.

Prior to the commencement of development details of the foul drainage scheme to serve the development shall be submitted to and approved, in writing, by the Local Planning Authority prior to the beginning of any works to the building it would serve are commenced. No part of the development shall be first occupied or brought into use until the agreed method of foul water drainage has been fully installed and is functionally available for use. The foul water drainage scheme shall thereafter be maintained as approved.

Reason: to minimise detriment to nearby residential amenity

To protect the rural character of the area lighting should be carefully designed so as to not affect local residents. I note from the ecological survey that measures to protect bat feeding is also advised, the lighting scheme should be designed to protect both.

Prior to the commencement of development, a written scheme shall be submitted to and agreed in writing by the local planning authority that specifies the provisions to be made for the level of illumination of the site and to control light pollution. The scheme shall be implemented prior to beneficial use of the approved development and maintained for the lifetime of the approved development and shall not be altered without the prior written approval of the local planning authority. The scheme shall demonstrate that all lighting of the development (including resultant sky glow, light trespass, source intensity and building luminance) fully complies with the figures for the appropriate environmental zone and advice specified in the Institution of Lighting Professionals Guidance Note for the reduction of obtrusive light 2021. The submitted scheme shall include a polar luminance diagram (based on the vertical plane and marked with appropriate lux contour lines).

Reason: to minimise detriment to nearby residential amenity

Surface water drainage is a contributor to localised flooding and connections to inappropriate sewage systems over stresses those systems during high rainfall events.

With the exception of any demolition, site clearance works, archaeological work, tree protection works, ground investigations and below ground works, no development shall take place until a detailed scheme to manage surface water run-off has been submitted to and agreed in writing with the local planning authority. The

scheme shall identify the net change in impermeable surfacing at the site which is the subject of this permission and provide details of measures to mitigate any increase in surface water run-off. These details shall include an assessment of the potential for disposing of surface water by means of a sustainable drainage system, this shall include the results of infiltration testing (in accordance with BRE365).

Domestic Flues (woodburners etc)

The chimney flue shall terminate at least 1 metre above the roof ridge level

The chimney flue shall discharge vertically upwards, and shall not be fitted with any restriction at the final opening such as a plate, cap or cowl. (Note: an efflux cone may be added to add dispersion, or a rain sleeve to prevent the ingress of rainwater)

Reason: to minimise detriment to nearby residential amenity

I can find no mention of heating system, if this is ASHP then the following is relevant,

Domestic Air Source Heat Pumps

The applicant shall provide full details of all Air Source heat pump plant associated with the proposed development. A full acoustic assessment relating to the air source heat pump noise from the site shall be undertaken in accordance with "MCS 020 - MCS Planning Standards for permitted development installations of wind turbines and air source heat pumps on domestic premises". This assessment shall be carried out by a competent person and confirmation of the findings of the assessment and any recommendations shall have been submitted to the Local Planning Authority and agreed prior to the commencement of the development.

Regards

Richard Divey,

Senior Environmental Protection Officer

Babergh and Mid Suffolk District Council - Working Together

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