

Development Control Committee

26 April 2023

Late Paper

Item 5 – Planning Application DC/22/1953/FUL – Planning application - ambulance hub including vehicle servicing, car parking and landscaping

PLOT 1520, Fortress Way, Rougham

Case Officer – Connor Vince

1. **Condition Comments** – Following publication of the Development Control Committee Report, Officers have revised the approved plans in conversation with the planning agent to offer more clarity on those drawings that would form part of any approval. The changes are highlighted by the red text below and will be reflected in the approved plans set out under condition 2.
2. Condition 2: The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following approved plans and documents:
 - Application Form
 - Planning Statement - 11074 rev B
 - Flood Risk Assessment – 49498
 - Flood Risk SUDs Assessment - 49498 - January 2019 Rev A
 - Land Contamination Assessment - 48273 - October 2017
 - Land Contamination Assessment – Site August 2021 - DGWD/21.217
 - Land Contamination Appendices A-E - 48273 - October 2017
 - Land Contamination Appendices F-H - 48273 - October 2017
 - Landscape Management Plan – Indigo - September 2022
 - Ecological Survey - JBA 18/298 ECO03 SR **dated 1st September 2022**
 - Arboricultural Assessment **dated 15th September 2022**
 - Ground Gas Monitoring Report - KB/48273 **dated 12th December 2017**
 - Transport Assessment - **Mayer Brown September 2022 - Final 01**
 - Highways Impact Technical Note – Apr-23 – Final 01
 - Design and Access Statement - 21712 - 8005 – **01 dated October 2022**
 - Design & Access Statement Continued - 21712 - 8005 October 2022
 - Noise Impact Assessment - 10251.1 Revision A
 - Energy Statement - ESC1887 **dated 29th September 2022**
 - BREEAM Pre-Assessment - ESS0373 REV B
 - Amended – Lighting Product Data Sheet **(Holophane D-Series)**
 - Amended – External Lighting Layout - 1830-ESC-00-ZZ-DR-E-2100 **rev T2**
 - Exploratory Hole Location Plan - 48273/G/FIG02
 - Outline Drainage Strategy - CWA-22-100-SK530 **rev P6**
 - External Site Levels - CWA-22-100-515 **rev P1**
 - External Work Details - 21712-6003 **rev P00**
 - Roof Canopy Details - 21712-6001 **rev 02**
 - Bin Store Details - 21712-6002
 - Roof Plan – Proposed - 21712-1004 P01

- Location Plan - 21712-1000
- Proposed Ground Floor Plan - 21712-1002 rev P00
- Proposed First Floor Plan - 21712-1003 rev P01
- Amended – Proposed Site Plan - 21712-2011-T04
- Amended – Proposed Elevations 1 - 21712-2151-P02
- Amended – Proposed Elevations 2 - 21712-2152-P02
- Amended – Sustainable Drainage Assessment - CWA-22-100-SUD-001 REV 3
- Amended – Proposed Site Plan (Planting) - 21712-2011-T02
- Amended – Proposed Planting Plan 1 - 1042-SW-01 REVC
- Amended – Proposed Planting Plan 2 - 1042-SW-02 REVC

3. Condition 8: The areas to be provided for the storage and presentation for collection/emptying of refuse and recycling bins as shown on Drawing No. 21712-2011-T04 shall be provided in their entirety before the development is brought into use and shall be retained thereafter for no other purpose.

Reason: To ensure the incorporation of waste storage and recycling arrangements, in accordance with policies DM2 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 12 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

4. Condition 10: The use shall not commence until the facilities within the site shown on Drawing No. 21712-2011-T04 for the purposes of cycle parking have been provided and thereafter the area shall be retained, maintained and used for no other purposes.

Reason: To ensure that sufficient space for the on-site parking of vehicles is provided, in accordance with policy DM2 and DM46 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 9 and 12 of the National Planning Policy Framework and all relevant Core Strategy Policies.

5. Condition 14: All planting comprised in the approved details of landscaping (1042-SW-01 REVC and 1042-SW-02 REVC) shall be carried out in the first planting season following the commencement of the development (or within such extended period as may first be agreed in writing with the Local Planning Authority). Any planting removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation.

Reason: To enhance the appearance of the development and ensure a satisfactory environment, in accordance with policies DM2, DM12 and DM13 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 12 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.