

Item: 5

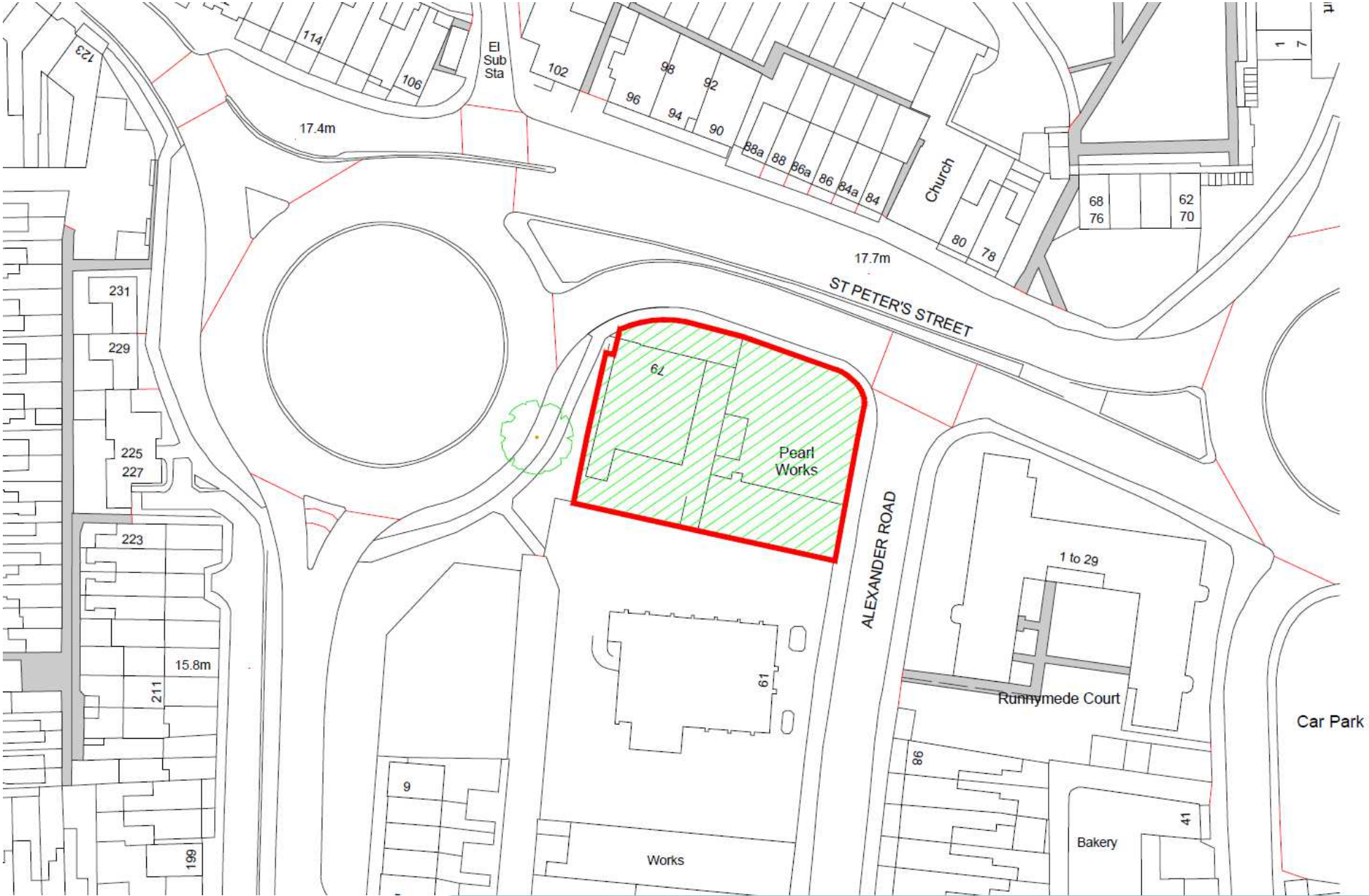
DC/20/0951/FUL

The demolition of existing commercial buildings and the construction of a residential development of 31-one bedroom flats over 3/4 storeys with undercroft parking and associated works.

Jd Power Tools, Alexandra Road, Lowestoft, NR32 1PL



Site Location Plan





Photographs



Photograph 1 – View of eastern boundary of site on Alexandra Road looking north

Photographs



Photograph 2 – View of tool hire centre looking south, intact concrete yard

Photographs



Photograph 3 – Former furniture store viewed to south west

Photographs



Photograph 4 – Former furniture store viewed to north east.

Photographs



Photograph 5 – View of southern boundary of site viewed to north east

Photographs



Photograph 6 – View of the hire yard access of Alexandra Road viewed to west.

Photographs



Photograph 7 – View of the hire yard viewed to west.

Photographs



Photograph 8 – View of the rear of hire centre, cement board roof looking north.



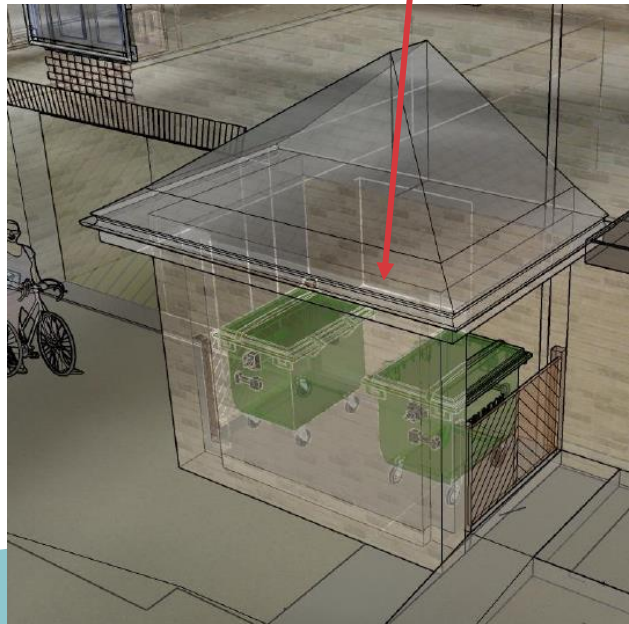
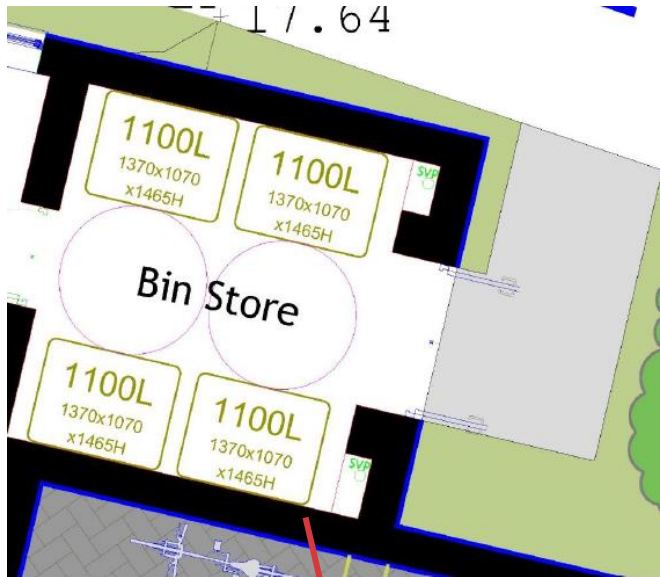


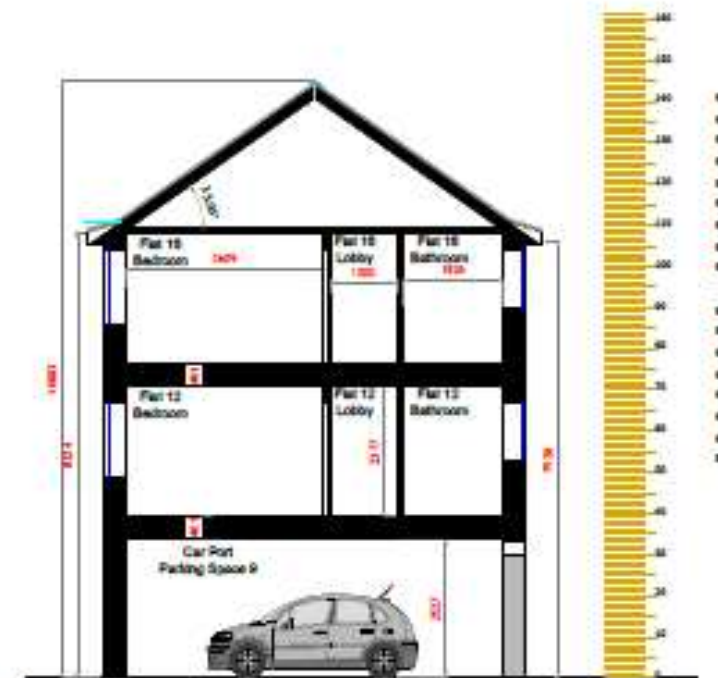


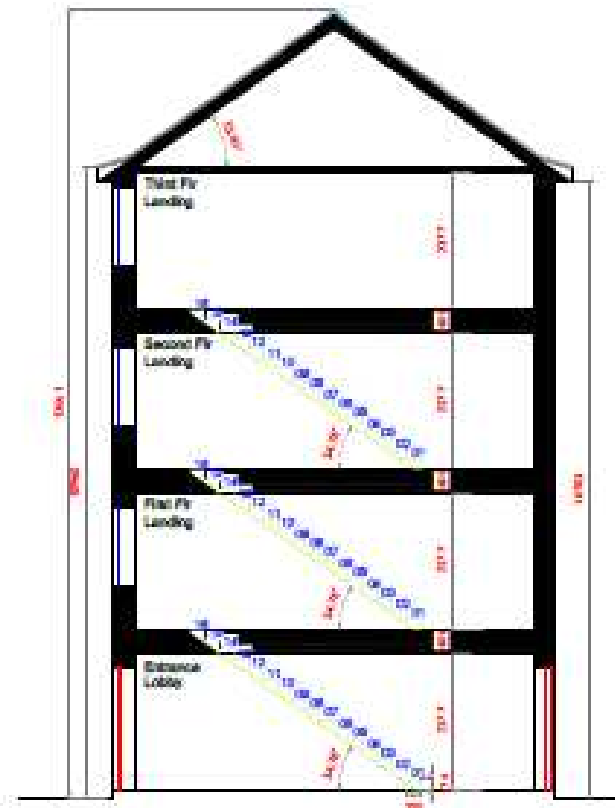




Bin Storage and Presentation Areas














Main Issues and Material Considerations

- Principle of Development
 - Affordable Housing Provision
 - Design of Development
 - Residential Amenity
 - Waste storage and presentation
 - Highways Safety and Parking Provision
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Recommendation

Authority to Approve, subject to S106 agreement to secure Affordable Housing Provision and Suffolk (Coast) RAMS contribution; and with conditions summarised as follows:

1. Three-year time limit.
2. Standard plans/drawing compliance.
3. Details of external materials to be agreed.
4. Details of landscape planting to be agreed.
5. Details of fire hydrant provision to be agreed.
6. Details of ecological enhancement measures to be agreed.

Cont...

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Recommendation

7. Ground investigation: standard conditions to secure contaminated land investigation, remediation, and validation.
8. Drainage: details of strategy (including its long-term implementation, maintenance and management) to be agreed pre-commencement of development.
9. Drainage: drainage system components and piped networks details to be submitted for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.
10. Highways: standard conditions to secure parking/manoeuvring areas; cycle storage; bin storage and presentation areas etc.

(as per page 32 of the report)

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