



## PLANNING PERMISSION

### TOWN AND COUNTRY PLANNING ACT 1990 TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) ORDER 2010

DC/15/4908/FUL

**Agent**

Mr Jerry Tate  
Tate Harmer  
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Stamford Works  
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London  
N16 8JH

**Applicant**

Trucks R Us  
C/o Agent

**Parish**

Kesgrave

**Date Valid**

18th December 2015

**Proposal:**

Erection of new headquarters building for vehicle hire operator comprising workshop, offices, associated parking, drainage infrastructure and landscaping to allow for the hire, storage, workshop and sales of vehicles and machinery (revised scheme to DC/15/2107/FUL and DC/14/4251/FUL)

**Site:**

Kesgrave Quarry , Main Road, Kesgrave

**PERMISSION IS HEREBY GRANTED** by **SUFFOLK COASTAL DISTRICT COUNCIL** as Local Planning Authority for the purposes of the **TOWN AND COUNTRY PLANNING ACT 1990**, for development in complete accordance with the application shown above, the plan(s) and information contained in the application, and subject to compliance with the following conditions as set out below. Your further attention is drawn to any informatives that may have been included.

In determining the application, the Council has given due weight to all material planning considerations including policies within the development plan as follows:

**Conditions:**

1. The development hereby permitted shall not be carried out other than in complete accordance with:

Drawing Nos received 5 December 2015:

- TR2 JTA EX AL 001 P1 (Site Development Boundary Plan),
- TR2 JTA EX AL 010 P1 (Existing Location Plan),
- TR2 JTA PR AL 050 P2 (Proposed Site Plan)
- TR2 JTA PR AL 060 P1 (Proposed Site Finishes Plan),
- TR2 JTA PR AL 100 P1 (Proposed Ground Floor Plan),
- TR2 JTA PR AL 110 P1 (Proposed First Floor Plan),
- TR2 JTA PR AL 200 P1 (Proposed Short Sections A-A and B-B),
- TR2 JTA PR AL 210 P1 (Proposed Sections CC, DD and EE),
- TR2 JTA PR AL 300 P1 (Proposed Long Elevations),

- TR2 JTA PR AL 310 P1 (Proposed Long Elevations 3 and 4),
- DPL-E28394-M08 (Heating and Ventilation Schematic)
- DPL-E28394-ME01 Rev D3 (External Services Layout),
- DPL-E28394-ME02 Rev D2 (Ground Floor Plant Room Incoming Services Layout),
- DPL-E28394-ME03 Rev D1 (Ground Floor Office Area Incoming Services Layout),
- DPL-E28394-PV01 (PV System Layout),
- DPL-E28394-E01 (Ground Floor Lighting & Emergency Lighting Layout),
- DPL-E28394-E02 (First Floor Lighting & Emergency Lighting Layout)
- DPL-E28394-E03 Rev D1 (Ground Floor Small Power & Miscellaneous Services Layout)
- DPL-E28394-E04 Rev D1 (First Floor Small Power & Miscellaneous Services Layout)
- DPL-E28394-E05 Rev D1 (Ground Floor Fire Alarm & Security Layout)
- DPL-E28394-E06 Rev D1 (First Floor Fire Alarm & Security Layout)
- DPL-E28394-E07 Rev D1 (Ground Floor Containment Layout)
- DPL-E28394-E08 Rev D1 (First Floor Containment Layout)
- DPL-E28394-M01 (Ground Floor Heating & Ventilation Layout)
- DPL-E28394-M02 (First Floor Heating & Ventilation Layout)
- DPL-E28394-M03 (Ground Floor Hot & Cold Water Services)
- DPL-E28394-M04 (First Floor Hot & Cold Water Services)
- DPL-E28394-M05 (Ground Floor Compressed Air Layout)
- DPL-E28394-M06 (Ground Floor Drainage Services)
- DPL-E28394-M07 (First Floor Drainage Services)
- DPL-E28394-M08 (Heating & Ventilation Schematic)
- 0510.1.3 (Landscape Framework Plan),
- 4440-D-B Rev B (Hayden's Tree Survey and assessment drawing)
- DR1 - 16122014 Ver 2 (Fuel Pumps)
- Tank details drawing produced by Cookson \_ Zinn,
- 47022/C/10 Rev A
- 4722/C/11 Rev A,

Documents received 5 December 2015:

- Landscape & Visual Assessment for Proposed Commercial and Office HQ Development,
- Tree Survey, Arboricultural Impact Assessment, Arboricultural Statement & Tree Protection Plan,
- Planning Statement,
- Flood Risk Assessment - Revision A
- Ground Investigation Report,
- Remediation Method Statement,
- Drainage Design Statement Revision A,
- Applied Ecology Letter,

Documents received 18 December 2015:

- Marshalling Yard and Storage
- Transport Statement

Documents received 7 March 2016:

- Letter from Carters
- Appraisal Note relating to fuel tanks

Reason: For avoidance of doubt as to what has been considered and approved.

2. The materials and finishes shall be as indicated within the submitted application and thereafter retained as such, unless otherwise agreed in writing with the local planning authority.  
Reason: To ensure the satisfactory appearance of the development in the interests of visual amenity
3. The building and site herein referred to, shall be used as a depot, office, vehicle workshop and ancillary functions for the supply and hire of vans and trucks as a single planning unit and for

no other purpose (including any other purposes in Class B1 (Offices), B2 (General Industry) or B8 (Warehousing and Distribution) of the Schedule to the Town and Country Planning [Use Classes] Order 1987 (as amended), or any order revoking or re-enacting the said Order.

Reasons: In order that the local planning authority may retain control over this development/site in the interests of amenity and the protection of the local environment.

4. The working hours in connection with the use/building[s] hereby permitted, shall not be other than between 7am and 7:30pm Monday to Friday and between 7am and 1pm on Saturdays; and no work shall be carried out on Sundays, or Bank Holidays, or outside the specified hours, unless otherwise agreed in writing by the local planning authority.  
Reason: In the interests of amenity and the protection of the local environment.
5. All machinery and vehicle repairs shall only take place within the hereby approved building(s). There shall be no outside working relating to vehicle and machinery repairs (except for vehicle washing in designated areas, in accordance with condition X).  
Reasons: In order that the local planning authority may retain control over this development/site in the interests of amenity and the protection of the local environment.
6. The use shall not commence until the area(s) within the site shown on Drawing TR2 JTA PR AL 050 P2 (Proposed Site Plan) for the purpose of loading, unloading, manoeuvring and parking of vehicles has been provided. Thereafter the area(s) shall be retained and used for no other purpose.  
Reason: To ensure that sufficient space for the on site parking of vehicles is provided and where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.
7. Prior to the building being occupied, the hereby approved surface water strategy scheme shall thereafter be implemented in its entirety.  
Reason: To prevent an increase in the risk of flooding to the proposed development and elsewhere, and ensure a suitable SUDS approach is adopted for the management of surface water.
8. All surface water from the roofs shall be either piped direct to the surface water system (approved under condition 7) using sealed downpipes and/or be directed to a grey water system, details of which shall be submitted and approved, prior to implementation. Open gullies shall not be used in connection with the collection of surface water from the roofs.  
Reason: To prevent an increase in the risk of flooding to the proposed development and elsewhere, and ensure a suitable SUDS approach is adopted for the management of surface water.
9. Vehicle loading/unloading bays and storage areas involving chemicals, refuse or other polluting matter shall not be connected directly to the surface water drainage system.  
Reason: To protect and prevent the pollution of controlled waters (particularly groundwater associated with the Principle Aquifer underlying the site and adjacent surface water from potential pollutants associated with current and previous land uses), in line with National Planning Policy Framework (NPPF; Paragraphs 109 and 121), EU Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater protection; Principles and practice (GP3) 2013 position statements.
10. All cleaning and washing operations should be carried out in designated areas isolated from the surface water system and draining to the foul sewer (with the approval of the sewerage undertaker). The area should be clearly marked and kerb surround is recommended. Full details of the drainage and disposal from these areas should form part of the surface water strategy in condition 8.  
Reason: To protect and prevent the pollution of controlled waters (particularly groundwater associated with the Principle Aquifer underlying the site and adjacent surface water from potential pollutants associated with current and previous land uses), in line with National

Planning Policy Framework (NPPF; Paragraphs 109 and 121), EU Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater protection; Principles and practice (GP3) 2013 position statements.

11. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water from parking areas and hardstandings susceptible to oil contamination shall be passed through an oil separator designed and constructed to have a capacity and details compatible with the site area being drained. Roof water shall not pass through the interceptor.  
Reason: To protect and prevent the pollution of controlled waters (particularly groundwater associated with the Principle Aquifer underlying the site and adjacent surface water from potential pollutants associated with current and previous land uses), in line with National Planning Policy Framework (NPPF; Paragraphs 109 and 121), EU Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater protection; Principles and practice (GP3) 2013 position statements.
12. The hereby approved drainage scheme serving the fuel refueling area shall be implemented in its entirety prior to the fuel/refuelling areas being used.  
Reason: To protect and prevent the pollution of controlled waters (particularly groundwater associated with the Principle Aquifer underlying the site and adjacent surface water from potential pollutants associated with current and previous land uses), in line with National Planning Policy Framework (NPPF; Paragraphs 109 and 121), EU Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater protection; Principles and practice (GP3) 2013 position statements.
13. Within 2 months (56 days) of the date of this consent, or such other date or stage in development as may be agreed in writing with the Local Planning Authority, shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:
  - 1) A preliminary risk assessment which has identified:  
all previous uses potential contaminants associated with those uses a conceptual model of the site indicating sources, pathways and receptors potentially unacceptable risks arising from contamination at the site.
  - 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
  - 3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
  - 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To protect and prevent the pollution of controlled waters (particularly groundwater associated with the Principle Aquifer underlying the site and adjacent surface water from potential pollutants associated with current and previous land uses), in line with National Planning Policy Framework (NPPF; Paragraphs 109 and 121), EU Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater protection; Principles and practice (GP3) 2013 position statements

14. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in

accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To protect and prevent the pollution of controlled waters (particularly groundwater associated with the Principle Aquifer underlying the site and adjacent surface water from potential pollutants associated with current and previous land uses), in line with National Planning Policy Framework (NPPF; Paragraphs 109 and 121), EU Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater protection; Principles and practice (GP3) 2013 position statements.

15. The hereby approved building shall not be occupied until a long-term monitoring and maintenance plan in respect of contamination including a timetable of monitoring and submission of reports to the Local Planning Authority shall be submitted to and approved in writing by the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to and approved in writing by the Local Planning Authority. Any necessary contingency measures shall be carried out in accordance with the details in the approved reports. On completion of the monitoring specified in the plan a final report demonstrating that all long-term remediation works have been carried out and confirming that remedial targets have been achieved shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect and prevent the pollution of controlled waters (particularly groundwater associated with the Principle Aquifer underlying the site and adjacent surface water from potential pollutants associated with current and previous land uses), in line with National Planning Policy Framework (NPPF; Paragraphs 109 and 121), EU Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater protection; Principles and practice (GP3) 2013 position statements.

16. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reasons: To protect and prevent the pollution of controlled waters (particularly Principal aquifer, shallow groundwater and EU Water Framework Directive Drinking Water Protected Area) from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF; paragraphs 109 and 121), EU Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection: Principles and Practice (GP3 v.1.1, 2013) position statements A4 - A6, J1 - J7 and N7.

17. Prior to the commencement of the use, a Waste Management Plan shall be submitted to and approved by the Local Planning Authority. This Waste Management Plan shall include details of areas for the storage of hazardous and potentially polluting materials and of areas for the storage of non-hazardous waste and recycling (i.e. the normal office/business type waste). This Waste Management Plan shall be implemented in its entirety and be retained thereafter.

Reason: To protect and prevent the pollution of controlled waters (particularly groundwater associated with the Principle Aquifer underlying the site and adjacent surface water from potential pollutants associated with current and previous land uses), in line with National Planning Policy Framework (NPPF; Paragraphs 109 and 121), EU Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater protection; Principles and practice (GP3) 2013 position statements.

18. The hereby approved landscaping scheme shall be implemented not later than the first planting season following the date of this consent (or within such extended period as the local planning

authority may allow) and shall thereafter be retained and maintained for a period of 5 years. Any plant material removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season and shall be retained and maintained.

Reason: To ensure the submission and implementation of a well-laid out scheme of landscaping in the interest of visual amenity.

19. The mitigation measures outlined in the hereby approved letter from Applied Ecology shall be implemented in their entirety, within 1 year of the building being occupied.

Reason: To safeguard biodiversity and protected species in accordance with SP14 and DM27 of the Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (2013) and the National Planning Policy Framework (2012).

20. The hereby approved lighting scheme shall thereafter be implemented in its entirety and no additional external lighting shall be installed, unless otherwise agreed in writing by the Local Planning Authority

Reason: In the interests of amenity, and protection of the local rural environment, including the ecological environment.

21. Prior to the installation of air conditioning, extract ventilation, refrigeration or any other fixed plant, details of the equipment, its location, acoustic housing and any vibration isolation measures, shall be submitted to the Local Planning Authority and only approved plant shall be installed and retained in the approved from thereafter.

Reason: In the interests of residential amenity and protection of the local environment.

22. Any ventilation, air conditioning or similar plant/equipment shall only be switched on between 7am to 7:30pm Monday to Friday, or between 7am and 1pm on Saturdays. They shall be switched off at all other times including overnight, and on Sundays and Bank Holidays, when the site is not operational, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of residential amenity and protection of the local environment.

### **Informatives:**

1. This planning permission contains condition precedent matters that must be discharged before the use of the building is commenced, or any activities that are directly associated with it. If development commences without compliance with the relevant condition(s) you will not be able to implement the planning permission & your development will be deemed unauthorised. An application under Section 73 of the Town & Country Planning Act 1990 will be required to amend the relevant condition(s) before development continues. You are strongly recommended to comply with all conditions that require action before the commencement of development and/or at various stages of the development process
2. Following changes to the Fees Regulations in April 2008, there is now a fee for the discharge of conditions on planning permissions. Each request for clearance of condition(s) attracts a fee but a single request can seek clearance of several conditions. The fee for 'householder' development is currently £28 and the fee for all other development is £97.
3. The applicant is advised that the granting of planning permission for the hereby approved development does not override any other legislation, private access rights or land ownership issues which may exist. The onus rests with the owner of the property to ensure they comply with all the necessary legislation (e.g. building regulations and acts relating to environmental protection) and obtain all the necessary consents/permits.
4. The applicant is advised that a public right of way crosses the application site or adjoins the application site (Footpaths 2 and 14) and nothing in this permission shall authorise the stopping up, diversion or obstruction of that right of way. The applicants should apply to Suffolk Coastal District Council if they want the public right of way to be diverted or stopped

up. It is an offence under the Highways Act 1980 to obstruct the route or damage/alter the surface of the right of way without the prior written consent of the Highway Authority, either during the construction of the development or beyond. If any development work conflicts with the safe passage of pedestrians or other users of the right of way, the applicants will need to apply to the Highway Authority for a temporary closure of the right of way. In that event you are advised to contact the East Area Rights of Way Officer, Environment & Transport, County Buildings, Street Farm Road, Saxmundham, Suffolk, IP17 1AL. Tel: 01728 403079

5. It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority.  
Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense.  
The County Council's East Area Manager must be contacted at County Buildings, Street Farm Road, Saxmundham IP17 1AL. Telephone 01728 403087.  
A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.
6. The trees adjacent to and overhanging the access road are protected by Tree Preservation Order ESCC No 20 (1950). It is an offence to undertake works to the trees without prior written consent from the Local Planning Authority. Consent is required prior to the trees being lopped, topped, pruned, uprooted, felled, wilfully damaged or in any other way destroyed, damaged or removed.
7. It is recommended that the operators of the site, seek to direct all drivers eastwards from the site along the A1214 to join the main road network, and only direct west along the A1214 if they are travelling to sites in East Ipswich, Kesgrave or Rushmere St Andrew.
8. It is requested that the operators of the site encourage staff to car share, use public transport, cycling and walking to get to the site, wherever possible in order to improve the sustainability of the site and its impact upon greenhouse gas production.
9. When designing the foundations for the building, it is strongly recommended that alternatives to piling are used.

Piling or other penetrative ground improvement methods can increase the risk to the water environment by introducing preferential pathways for the movement of contamination into the underlying aquifer and/or impacting surface water quality. For development involving piling or other penetrative ground improvement methods on a site potentially affected by contamination or where groundwater is present at a shallow depth, a suitable Foundation Works Risk Assessment based on the results of the site investigation and any remediation should be undertaken. This assessment should underpin the choice of founding technique and any mitigation measures employed, to ensure the process does not cause, or create preferential pathways for, the movement of contamination into the underlying aquifer, or impacting surface water quality.

Further guidance for developers can be obtained from and they should:

- 1) Refer to the Environment Agency 'Groundwater Protection: Principles and Practice (GP3)' document;
- 2) Follow the risk management framework provided in CLR11, 'Model Procedures for the Management of Land Contamination', when dealing with land affected by contamination;
- 3) Refer to the Environment Agency 'Guiding Principles for Land Contamination' for the type of information that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, for example human health;
- 4) Refer to the Environment Agency Land Contamination Technical Guidance;

- 5) Refer to the CL:AIRE 'Definition of Waste: Development Industry Code of Practice' (version 2) and our related 'Position Statement on the Definition of Waste: Development Industry Code of Practice';
- 6) Refer to British Standards BS 5930:1999 A2:2010 Code of practice for site investigations and BS10175:2011 A1: 2013 Investigation of potentially contaminated sites - code of practice and our 'Technical Aspects of Site Investigations' Technical Report P5-065/TR;
- 7) Refer to the Environment Agency 'Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination' National Groundwater & Contaminated Land Centre Project NC/99/73. The selected method, including environmental mitigation measures, should be presented in a 'Foundation Works Risk Assessment Report', guidance on producing this can be found in Table 3 of 'Piling Into Contaminated Sites';
- 8) Refer to the Environment Agency 'Good Practice for Decommissioning Boreholes and Wells'.
- 9) Refer to the Environment Agency 'Temporary water discharges from excavations' guidance when temporary dewatering is proposed

10. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.



Philip Ridley BSc (Hons) MRTPI  
Head of Planning & Coastal Management  
Suffolk Coastal and Waveney District Councils

Date: 15th March 2016

## PLEASE READ NOTES BELOW

### Note

Most work, including change of use, has to comply with Building Regulations. Have you made an application or given notice before work is commenced?

### Note

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or consent, or to grant permission or consent subject to conditions, he may appeal to the First Secretary of State. The applicant's right to appeal is in accordance with the appropriate statutory provisions which follow:

Planning applications: Sections 78 and 79 Town & Country Planning Act 1990

Listed Building applications: Section 20, 21 and 22 Planning (Listed Buildings and Conservation Areas) Act 1990.

Advertisement applications: Section 220 and 221, Town and Country Planning Act 1990 Regulation 15 Town & Country Planning (Control of Advertisements) Regulations 1989.

2. **Notice of appeal** in the case of applications for advertisement consent must be served within **two months** of the date of this notice. Householder planning applications must be served within **twelve weeks** of the date of this notice. In all other cases, notice of appeal must be served within **six months** of the date of this notice. Appeals must be made on a form which is obtainable from The Planning Inspectorate, Registry/Scanning Room, 3/05 Kite Wing, Temple Quay House, 2 The



Square, Temple Quay, Bristol BS1 6PN; or online at <http://www.planningportal.gov.uk/planning/appeals/>. The Planning Inspectorate website can be viewed at <http://www.planning-inspectorate.gov.uk/>.

3. The First Secretary of State has power to allow a longer period for the giving of notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The First Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the Development Order, and to any directions given under the Order. He does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.

4. If permission or consent to develop land or carry out works is refused or granted subject to conditions, whether by the Local Planning Authority or by the First Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use by the carrying out of any development or works which has been or would be permitted, he may serve on the Council of the district in which the land is situated a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

5. In certain circumstances, a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the First Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Sections 114 and 116 of the Town and Country Planning Act 1990.