

Your Ref:DC/23/1988/FUL  
Our Ref: SCC/CON/4634/23  
Date: 5 January 2024  
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



**All planning enquiries should be sent to the Local Planning Authority.**

Email: [planning.help@westsuffolk.gov.uk](mailto:planning.help@westsuffolk.gov.uk)

The Planning Department  
West Suffolk Council  
Development Management  
West Suffolk House  
Western Way  
Bury St Edmunds  
Suffolk  
IP33 3YU

For the attention of: Ed Fosker

Dear Ed,

**TOWN AND COUNTRY PLANNING ACT 1990**

**CONSULTATION RETURN: DC/23/1988/FUL**

**PROPOSAL:** Planning application - a. seven units B2/B8 general industrial/storage and distribution units following demolition of existing offices and structures b. improvements to existing vehicular accesses

**LOCATION:** 2 Piperell Way Haverhill CB9 8QX

Notice is hereby given that the County Council as Highway Authority recommends that any permission which that Planning Authority may give should include the conditions shown below:

**Access:**

**Condition:** No part of the development shall be commenced until details of the proposed access (including details of surface water drainage and visibility splays to be provided) as indicatively shown within drawing number. AP0101 P01 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 any other part of the development taking place.

Thereafter the access shall be retained in its approved form.

**Reason:** To ensure that the access is designed and constructed to an appropriate and acceptably safe specification and made available for use at an appropriate time. This needs to be a pre-commencement condition because access for general construction traffic and other traffic is not otherwise achievable safely.

**Condition:** Before the development is commenced details shall be submitted to and approved in writing by the Local Planning Authority showing the application and payment for a licence or legal agreement under the provisions of Section 278 of the Highways Act 1980 to work on the adopted/maintained highway.

**Reason:** In the interests of highway safety to ensure that roads/footways are constructed to an acceptable standard with required permission before works start. 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.

<https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/application-for-works-licence/>

<https://www.suffolk.gov.uk/roads-and-transport/parking/apply-and-pay-for-a-dropped-kerb>

### **Parking:**

**Condition:** The use shall not commence until the area(s) within the site shown on drawing no. AP0101 P01 for the purposes of loading, unloading, manoeuvring and parking of vehicles including cycle storage and EV charging points has been provided and thereafter the area(s) shall be retained, maintained and used for no other purposes.

**Reason:** To ensure that sufficient areas for vehicles to be parked are provided in accordance with Suffolk Guidance for Parking (2023) where on-street parking and or loading, unloading and manoeuvring would be detrimental to the safe use of the highway.

### **Refuse:**

**Condition:** Before the development is commenced 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 scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

**Reason:** To ensure that space is provided for refuse and recycling bins to be stored and presented for emptying and left by operatives after emptying clear of the highway and access to avoid causing obstruction and dangers for the public using the highway. This needs to be a pre-commencement condition to avoid expensive remedial action which adversely impacts on the viability of the development if, given the limitations on areas available, a suitable scheme cannot be retrospectively designed and built.

### **Construction Management:**

**Condition:** A Demolition and Construction Management Strategy shall be submitted to and approved in writing by the Local Planning Authority prior to work commencing on site. The strategy shall include access and parking arrangements for contractors vehicles and delivery vehicles (locations and times) and a methodology for avoiding soil from the site tracking onto the highway together with a strategy for remedy of this should it occur. The strategy should also include clear location and layout plans of these facilities. The development shall only take place in accordance with the approved strategy.

**Reason:** In the interest of highway safety to avoid the hazard caused by mud on the highway and to ensure minimal adverse impact on the public highway during the construction phase. This is a pre-commencement condition because an approved Management Strategy must be in place at the outset of the development.

Yours sincerely,

**Cassie Wones**

**Transport Planning Engineer**

Growth, Highways and Infrastructure