

St Andrews Castle 33 St Andrews Street South Bury St Edmunds IP33 3PH

Our ref: 400/5912

Planning Department

Braintree District Council

Causeway House

Bocking End

Braintree

CM7 9HB

05 May 2022

Dear Sir/Madam,

Plot NW2 – Land at Haverhill Business Park, Phoenix Road, Helions Bumpstead, Essex

Outline Planning permission, 15/01477/OUT, was approved on the 5th October 2016. A mirrored application, DC/15/2424/OUT, was approved on the 27th September 2016 by St. Edmundsbury Borough Council as the wider scheme was cross boundary, covering both authorities.

Outline Planning Application (means of access to be determined). - cross boundary application - creation of up to 46,000 sq m of floor space for uses within B1,B2 and B8 of the Use Classes Order. road side uses (petrol filling station and restaurant/s, Use Class (A3/A5), car dealerships (Sui generis), builders merchants (Sui generis), ancillary lorry park for Business Park occupiers, together with landscaping, car and HGV parking and associated works and facilities including access.

This letter supports the submission of a Reserved Matters application for part of Plot NW2, named 'Parcel 1'. Plot NW2 spans both authority boundaries, as shown on approved Location Plan, 15016/TP/003. This application however seeks approval for reserved matters for the southern corner of the plot and is wholly contained within the jurisdiction of Braintree District Council. The authority boundary has been marked on drawing 8342-SA-8333-AL01A Site Location Plan for clarity.

Planning & Development Consultants
Planware Ltd.

Registered in England 4161837

Registered Office: Moore Green, 22 Friars Street, Sudbury CO10 2AA

The application seeks reserved matters for 'Parcel 1', inclusive of the access road, which will be shared and serve the wider NW2 plots when they organically come forward. The remained of plot NW2 has been called 'Parcel 2', however this may proceed in future as one or individual parcels, dependant on future interest.

The details provided seek to provide information of the Access, Appearance, Landscaping, Layout and Scale for 'Parcel 1' of plot NW2 to satisfy Conditions 1 and 2 of the outline permission in respect of the erection of a drive-thru restaurant and associated works. The proposed McDonald's Restaurant forms a Class E/Sui Generis use (previously Class A3/A5 – as approved).

Additional information is included to satisfy some conditions, as detailed below. Other information will come forward to discharge the remaining conditions once the reserved matters has been decided.

Condition 1 –

- a) The first application for the approval of reserved matters shall be made to the Local Planning Authority no later than three years from the date of this permission.*
- b) The commencement of each phase or plot pursuant to this outline planning permission shall begin before the expiration of two years from the date of the last reserved matter of that phase or plot to be approved.*
- c) Application(s) for approval of all the reserved matters shall be made to the Local Planning Authority before the expiration of 10 years from the date of this permission.*

Please find enclosed details of 'Parcel 1' for Plot NW2, inclusive of access, appearance, landscaping, layout and scale.

Condition 2 -

No development shall be commenced within a phase or plot until details of the appearance, landscaping, layout, parking and scale (hereinafter called 'the reserved matters') relating to that phase or plot have been submitted to and approved in writing by the Local Planning Authority. The development of each phase or plot shall be carried out in accordance with the approved 'reserved matters'.

Please find enclosed details of 'Parcel 1' for Plot NW2, inclusive of access, appearance, landscaping, layout and scale.

- 8342-SA-8333-AL01A Site Location Plan
- 8342-SA-8333-P002 Block Plan
- 8342-SA-8333-P004A Proposed Site Layout Plan
- 8342-SA-8333-P005 Elevations and Section
- 8342-SA-8333-P006 Ground Floor and Roof Plans
- 8342-SA-8333-P007 Site Layout Plan – Landscape
- E09-004 PLAY FRAME 3X3 Planning
- Goal Post and McDigit COD Canopy brochure
- Standard Patio Area Supporting Specifications booklet
- Sheffield Cycle Stand
- BXMWAP_Apollo

Access

Access to plot NW2 is via the previously approved new bell mouth on Bumpstead Road. This is shown on the plans in accordance with Condition 3. The application includes the shared access road, which is futureproofed for the wider plot when this is brought forwards. A new pedestrian access is also provided from Phoenix Road.

Appearance

The proposed building is shown on drawing 8342-SA-8333-P005. The building is of a modern and contemporary design, incorporating neutral colours which provide a high-quality finish.

The materials used have been specifically limited to achieve this design style including the materials used in the hard surfacing, the patio area and outside seating. Reference is taken from the building and the materials used in its design. This assists in providing a link from the external environs to the internal design of the store and confirms the holistic approach.

The design of the new building has been directly influenced by sustainability and the standard practices to enable the reduction in their carbon footprint. Approximately, 90% of new restaurants are built using modular construction techniques, which use considerably less energy, inclusive of the reduction of the total number of deliveries to site during the build.

Modular construction takes place in a controlled environment, which allows a highly monitored and efficient process, where leftover materials can be used in future projects and ultimately reduce the general building waste. The construction time is also reduced, minimising the potential disruption to neighbours. The external shell is designed to prevent air leakage and achieve the U-value required by current building regulation standards.

Landscaping

Details of the proposed hard landscaping are included on drawing 8342-SA-8333-P004A. Areas designated for soft landscaping are shown on drawing 8342-SA-8333-P007. Full detail of soft landscaping will be provided in accordance with Condition 10 at a later date.

Layout

Details of the layout are shown on drawing 8342-SA-8333-P004A Proposed Site Layout Plan.

The footprint of the building has been designed to meet operational requirements as a freestanding McDonald's restaurant, both for customers to eat within or outside of the building, or to take away from the premises.

The layout of the site is partially controlled by the operational requirements of the new store, but of course the local circumstances and location of the site in relation to the surrounding area is key to the success of this proposal.

The layout considerations of the drive-thru lane and the entrance to the store need to be carefully considered in relation to access and organisation within the site, resulting in the final layout selected. The key layout influence on the final design has therefore been the location of the building within the subject site. This influences the remainder of the built form, from car parking and landscaping to bin stores.

Each of the subservient design considerations take their lead from the location of the building and the surroundings and have direct influence on the final layout proposed. These include:

- The bin store has been located within an enclosed area away from locations where they could be perceived to have an adverse impact on neighbours.
- Disabled parking, Part M Building Regulations, has been located as close as possible to the pedestrian entrance to the building providing flush and level kerbs.
- The patio has been located as close to the restaurant entrance as possible in order to limit the distance people carry trays.
- Safety barriers have been included in potential conflict areas within the development separating vehicle movements and pedestrians.
- Car park lighting and railings segregating outside seating areas are proposed. This assists in providing a safe local environment for both adults and children.
- Easy and logical layout for customers using the drive-thru lane with clear directional signage.

Other standard elements, such as children's play frames and fast forward lanes in the drive-thru lane, as well as pedestrian access are considered, in context to the site and the surrounding area, to establish positioning or suitability for the site. Each of the above factors has been considered and, where necessary, the scheme has been revised to provide the final layout presented.

Scale

The building is single storey, however retains a good level of height through the use of a parapet wall which shields the rooftop HVAC equipment behind. The building is considered to be of a suitable scale in this location, with a maximum height of 5.835m.

The building has a GEA of 426sqm and a GIA of 403sqm. This includes a dining area of 128sqm, which accommodates 118 covers.

Condition 3 –

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans Nos 151707/A/08 - Site Access NW2 from Bumpstead Road

Compliance condition. The proposed site plan has been designed to ensure the access road is positioned as approved in line with drawing 151707/A/08 – Site Access NW2 from Bumpstead Road. A S278 will be required to receive formal highways approval for the works.

Condition 4 –

No more than 50% of the site or 23,000 square metres of floor area (whichever comes sooner), shall be occupied until a 1.8 metre wide footway has been provided on the east side of Bumpstead Road between the existing footway south of Helions Bumpstead Road and north of Hollands Road in accordance with details which shall previously been submitted to and approved in writing by the Local Planning Authority.

Compliance condition.

Condition 5 –

No part of the development in the area identified as NW2 on the submitted Indicative Framework Plan shall be commenced until details of the proposed access to Bumpstead Road (including the position of any gates to be erected and visibility splays provided) 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 the occupation of any building served from this access. Thereafter, the access shall be retained in its approved form.

The submitted proposed site plan, 8342-SA-8333-P004A, includes details of the access, including visibility splays. A S278 will be required to receive formal highways approval for the works.

Condition 6 –

Before the development is commenced in respect of any individual phase or plot, details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.

Drainage details for ‘Parcel 1’ will follow as a subsequent application.

Condition 7 –

All HGV traffic movements associated with site construction to and from the site over the duration of the construction period shall be subject to a Deliveries Management Plan which shall be submitted to the planning authority for approval a minimum of 28 days before any deliveries of materials commence.

No HGV movements shall be permitted to and from the site other than in accordance with the routes defined in the Plan.

The site contractor shall maintain a register of complaints and record of actions taken to deal with such complaints at the site office as specified in the Plan throughout the period of occupation of the site.

A Deliveries Management Plan for ‘Parcel 1’ will be submitted as part of a subsequent application.

Condition 8 –

Before the development is commenced in respect of any individual phase or plot, details of the areas to be provided for the loading, unloading, manoeuvring and parking of vehicles including secure cycle storage 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 and used for no other purpose.

The proposed site layout is included on drawing 8342-SA-8333-P004A, including the provision of cycle parking. Detailed specifications, BXMWAP_Apollo & Sheffield Cycle Stand, are also included within the submission.

Condition 9 –

The lux level of the lighting at ground level at the highway boundary shall not exceed 1 lux.

Compliance Condition.

Condition 10 –

No development shall take place in respect of any road/footpath or plot/part plot until there has been submitted to and approved in writing by the Local Planning Authority a scheme of soft landscaping for that part of the site drawn to a scale of not less than 1:200, which shall include accurate indications of the position, species, girth, canopy spread and height of all existing trees and hedgerows on and adjacent to the site and details of any to be retained, together with measures for their protection during the course of development. Any retained trees removed, dying or becoming seriously damaged or diseased within five years of commencement 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.

Drawings 8342-SA-8333-P004A Proposed Site Layout Plan and 8342-SA-8333-P007 Site Layout Plan - Landscape have been provided to show indicative areas of soft landscaping and details of hard landscaping for the reserved matters. A detailed soft landscaping plan will be provided for condition 10 as part of a subsequent application which will address landscaping in more detail, once the areas for hard and soft landscaping are established.

Condition 11 –

The approved scheme of landscaping in respect of each plot/part plot of the development shall be implemented not later than the first planting season following the commencement of development on the plot to which it relates (or within a specific time scale as may 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.

Compliance Condition.

Condition 12 –

Unless otherwise agreed in writing with the Local Planning Authority, except for that part which must be removed to permit the construction of the vehicular access in accordance with the conditions of this permission, the existing roadside hedge shall be retained at a height no lower than that which shall first have been agreed in writing with the Local Planning Authority. Any of the existing hedge removed without such consent, dying, being severely damaged or becoming seriously diseased within five years of the access being first brought into use shall be replaced during the first available planting season with planting of a size and species which shall have previously been agreed in writing by the Local Planning Authority.

The proposed site plan shows the existing hedge retained, except for the new access from Bumpstead Road, inclusive of the necessary visibility splay. A small section of hedge is also proposed to be removed to facilitate a new pedestrian access from Pheonix Road.

Condition 13 –

A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all soft landscape areas together with a timetable for the implementation of the landscape management plan, shall be submitted to the Local Planning Authority at the same time as the details of the soft landscaping for consideration as part of the hard and soft landscaping scheme (referred to in Condition [10] above). The landscape management plan shall be carried out in accordance with the approved details and timetable.

A Landscape Management Plan for ‘Parcel 1’ will follow as part of a subsequent application, alongside Condition 10.

Condition 14 –

No plant or equipment including any heating installations, air conditioning plant or extract ventilation systems, at each unit, including any odour control measures to be installed, shall be installed externally onto the units hereby approved until details thereof have first been submitted to and approved in writing by the Local Planning Authority. The details shall include specifications of the design, location and screening (noise and visual) of the proposed plant or equipment. The plant or equipment shall be installed in complete accordance with the approved details before being first brought into use. Following installation the plant or equipment shall be retained in accordance with the approved details.

Details of the HVAC are included within the application documents to satisfy Condition 14. These are listed below:

- M 5702 Standard
- BW10-500 Drawing
- BW10 -500 Performance Curve
- AHU Condensers
- AC03 - Overdoor Heaters
- AC01&02 - Dx units
- HP hot water Option
- IL200 S1 - Technical Schedule
- IL120 S2 - Technical Schedule
- Systemair_DHS_310EV_roof_fan

Condition 15 –

No building or site hereby permitted shall be brought into use until all audible alarms to all doors, loading bays and vehicles kept on site, including fork lift trucks requiring audible alarms, have been fitted with broadband (white noise) alarms/broadband (white noise) reversing alarms respectively, details of which first shall have been submitted to the Local Planning Authority before occupation. The approved details shall be implemented and maintained on existing and replacement doors and vehicles unless the Local Planning Authority gives written consent to any variation.

Details will follow as part of a subsequent application.

Condition 16 –

All lighting installations to be provided at the site, including those within the car and lorry parking areas, shall be positioned so as not to cause any glare to the residential properties in the vicinity of the site.

Compliance Condition.

Condition 17 –

No development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall commence within the area identified as NE2 on the submitted Indicative Framework Plan until a scheme that includes the following components to deal with the risks associated with contamination, if present on the site and hazardous ground gases shall each be submitted to and

approved, in writing, by the local planning authority:

- 1) *A preliminary risk assessment which has identified:*
 - o *all previous uses*
 - o *potential contaminants associated with those uses*
 - o *a conceptual model of the site indicating sources, pathways and receptors*
 - o *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.

Condition 17 relates to plot NE2 and is therefore immaterial to this application.

Condition 18 –

No occupation of any part of the permitted development within the area identified as NE2 on the submitted Indicative Framework Plan 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.

Condition 18 relates to plot NE2 and is therefore immaterial to this application.

Condition 19 –

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.

Compliance Condition.

Condition 20 –

Surface water draining from areas of hardstanding shall be passed through an oil interceptor or series of oil interceptors, prior to being discharged into any watercourse, soakaway or surface water sewer. The interceptor(s) shall be designed and constructed to have a capacity compatible with the area being drained, shall be installed prior to the occupation of the development and shall thereafter be retained and maintained throughout the lifetime of the development. Clean roof water shall not pass through the interceptor(s). Vehicle washdowns and detergents shall not be passed through the interceptor.

Compliance Condition. Details to confirm will be included within Condition 6 and 21.

Condition 21 –

No development shall take place until details of the implementation, maintenance and management of the sustainable urban drainage scheme have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented at such time(s) as may be specified in the approved scheme/ before any part of the development is first brought into use/ before the building to which it relates is first brought into use and thereafter the scheme shall be managed and maintained in accordance with the approved details. Those details shall include:

- i. a timetable for its implementation, and*
- ii. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable urban drainage scheme throughout its lifetime.*

Drainage Details in accordance with Condition 6 will be submitted in full as part of a subsequent application.

Condition Number	Description	Required Action	Action
1	Timeframe	Compliance	Complied
2	Reserved Matters	Details Required	Details Provided
3	Highways Access	Compliance	Complied
4	Highways Offsite Footway	Compliance	Complied
5	Highways Access & Visibility Splays	Pre-Commencement	Details Provided
6	Drainage	Pre-Commencement	Details to Follow
7	Deliveries Management Plan	Pre-Commencement	Details to Follow
8	Site Layout – Parking and Cycle Parking	Pre-Commencement	Details Provided
9	External Lighting	Compliance	Complied
10	Soft Landscaping	Pre-Commencement	Details to Follow
11	Landscaping Replacement	Compliance	Complied
12	Hedge	Compliance	Details Provided
13	Landscape Management	Compliance	Details to Follow

14	HVAC	Pre-Installation	Details Provided
15	Alarm Details	Pre-Occupation	Details to Follow
16	Lighting	Compliance	Complied
17	Site Investigation	Not Relevant to Plot NW2	N/A
18	Verification Report	Not Relevant to Plot NW2	N/A
19	Unexpected Contamination	Compliance	Noted
20	Surface Water Drainage – Oil Interceptor	Compliance	Complied
21	Drainage Maintenance	Pre-Commencement	Details to Follow

Should you wish to discuss, or require any additional information, please do not hesitate to contact me.

Yours faithfully



Benjamin Fox

Planware

St Andrews Castle 33 St Andrews Street South Bury St Edmunds IP33 3PH

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Planware Ltd.

Registered in England 4161837

Registered Office: Moore Green, 22 Friars Street, Sudbury CO10 2AA