

**Planning Tracker – 29/04/20**


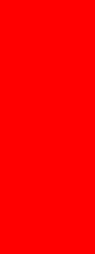

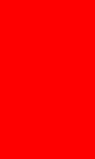



**1702 – Building 2, The Oaks, Fordham Road, Newmarket**







**Application No:** DC/18/0387/FUL


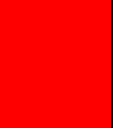

**Date Registered:** 8<sup>th</sup> March 2018      **Date of Decision:** 7<sup>th</sup> June 2018

**Proposal:** Construction of 1 no. building for mixed use (Class B1) office and (Class D1) health and medical service with associated parking and landscaping

Condition No	Pre-Com/ Pre-Occupation	Condition	Action	Status	Comments																																													
1		The development hereby permitted shall be begun not later than 3 years from the date of this permission.			Client to note																																													
2		<p>The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following approved plans and documents:</p> <table border="1"> <thead> <tr> <th>Reference No:</th> <th>Plan Type</th> <th>Date Received</th> </tr> </thead> <tbody> <tr> <td>SWEPT PATH ANALYSIS</td> <td>Other</td> <td>16.05.2018</td> </tr> <tr> <td>APPENDIX 1, 2 &amp; 3</td> <td>Other</td> <td>01.03.2018</td> </tr> <tr> <td>(-)</td> <td>Design and Access Statement</td> <td>01.03.2018</td> </tr> <tr> <td>(-)</td> <td>Travel Plan</td> <td>01.03.2018</td> </tr> <tr> <td>(-)</td> <td>Land Contamination Assessment</td> <td>01.03.2018</td> </tr> <tr> <td>(-)</td> <td>Transport assessment</td> <td>01.03.2018</td> </tr> <tr> <td>(-)</td> <td>Waste Management Plan</td> <td>01.03.2018</td> </tr> <tr> <td>(-)</td> <td>Application form</td> <td>01.03.2018</td> </tr> <tr> <td>101A</td> <td>Landscape plan</td> <td>01.03.2018</td> </tr> <tr> <td>1702/01C</td> <td>Location Plan</td> <td>01.03.2018</td> </tr> <tr> <td>1702/02D</td> <td>Proposed Site Plan</td> <td>01.03.2018</td> </tr> <tr> <td>1702/03A</td> <td>Proposed Elevations &amp; Floor Plans</td> <td>01.03.2018</td> </tr> <tr> <td>1702/04A</td> <td>Proposed Elevations</td> <td>01.03.2018</td> </tr> <tr> <td>851-502</td> <td>Topographic Survey</td> <td>01.03.2018</td> </tr> </tbody> </table>	Reference No:	Plan Type	Date Received	SWEPT PATH ANALYSIS	Other	16.05.2018	APPENDIX 1, 2 & 3	Other	01.03.2018	(-)	Design and Access Statement	01.03.2018	(-)	Travel Plan	01.03.2018	(-)	Land Contamination Assessment	01.03.2018	(-)	Transport assessment	01.03.2018	(-)	Waste Management Plan	01.03.2018	(-)	Application form	01.03.2018	101A	Landscape plan	01.03.2018	1702/01C	Location Plan	01.03.2018	1702/02D	Proposed Site Plan	01.03.2018	1702/03A	Proposed Elevations & Floor Plans	01.03.2018	1702/04A	Proposed Elevations	01.03.2018	851-502	Topographic Survey	01.03.2018			Client to note
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3		Before their first use on site details of the facing and roofing materials to be used must have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.	MCL		Sub as a pre-commencement on 29 <sup>th</sup> April 2020																																													

4		No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The applicant shall submit a detailed design based on the FRA and Drainage Strategy by Woods Hardwick Infrastructure LLP (ref:- 18013-NEW-5-100 Rev A and dated 08-05-2018). Infiltration systems shall only be used where it can be demonstrated that they will not pose a risk to groundwater quality.	BJH		
5		No development shall commence until details of the implementation, maintenance and management of the strategy for the disposal of surface water on the site have been submitted to and approved in writing by the local planning authority. The strategy shall be implemented and thereafter managed and maintained in accordance with the approved details	BJH		
6		The development hereby permitted shall not be used until details of the treatment of the boundary treatment of the site have been submitted to and approved in writing by the Local Planning Authority. The details shall specify the siting, design, height and materials of the screen walls/fences to be constructed or erected and/or the species, spacing and height of hedging to be retained and / or planted. The approved screen walling and/or fencing shall be constructed or erected before the building to which it relates is first occupied. The approved soft landscaping to be planted shall be done so within 12 months of the date when the building to which it relates is first occupied. Any planting removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by soft landscaping of similar size and species to those originally required to be planted.	MCL		Sub as a pre-commencement on 29 <sup>th</sup> April 2020
7		All planting comprised in the approved details of landscaping 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.			Client to note

8		<p>The trees shown on the approved landscaping scheme to be retained shall be protected in the manner shown on the submitted plans or shall be fenced as described below, (and the Local Planning Authority shall be advised in writing that the protective measures/fencing have been provided) before any equipment, machinery or materials are brought onto the site for the purposes of development and shall continue to be so protected during the period of construction and until all equipment, machinery and surplus materials have been removed from the site. Where possible the fencing shall be erected outside the 'Root Protection Area' (RPA) defined by a radius of dbh x 12 where dbh is the diameter of the trunk measured at a height of 1.5m above ground level and shall consist of robust wooden stakes connected by robust wooden cross members to a height of not less than 1.2 metres. Where fencing cannot be erected outside the RPA an Arboricultural method statement shall be submitted and approved in writing in accordance with the relevant condition. Within the fenced area no work shall take place; no materials shall be stored; no oil or other chemicals shall be stored or disposed of; no concrete, mortar or plaster shall be mixed;</p> <p>Planning and Regulatory Services, Forest Heath District Council, District Offices, College Heath Road, Mildenhall, Suffolk, IP28 7EY</p> <p>no fires shall be started; no service trenches shall be dug; no soil shall be removed, or ground level changed at any time, without the prior written consent of the Local Planning Authority.</p>			Contractor to note
9		<p>Before the development is first used details of the areas to be provided for storage of Refuse/Recycling bins shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>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.</p>	MCL		Info submitted on 29 <sup>th</sup> April 2020
10		<p>The use shall not commence until the area(s) within the site shown on drawing no. 1702/02 D for the purposes of loading, unloading, manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.</p>			Client to note
11		<p>Before the development is first used details of secure covered storage for at least 10 cycles 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.</p>	MCL		Info submitted on 29 <sup>th</sup> April 2020
12		<p>Prior to first use of the building, at least 5% of car parking spaces shall be equipped with working electric vehicle charge points, which shall be provided for staff and/or visitor use at locations reasonably accessible from car parking spaces. The Electric Vehicle Charge Points shall be retained thereafter.</p>			Client to note

13		Prior to first occupation, detailed floor plans showing the split between the B1 and D1 uses hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the areas occupied by these B1 and D1 uses within the building shall only be as approved pursuant to this condition.	MCL		Client to note
14		The arrangements within the submitted Travel Plan (Prepared by Wood Hardwick and dated February 2017) shall be implemented before the development is first brought into use and thereafter adhered to including in relation to the period review and reporting of the Travel Plan.			Client to note