

6. The Council recommends the installation of an appropriate sprinkler system within the development.
7. 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. The works within the public highway will be required to be designed and constructed in accordance with the County Council's specification. The applicant will also be required to enter into a legal agreement under the provisions of Section 278 of the Highways Act 1980 relating to the construction and subsequent adoption of the highway improvements. Amongst other things the Agreement will cover the specification of the highway works, safety audit procedures, construction and supervision and inspection of the works, bonding arrangements, indemnity of the County Council regarding noise insulation and land compensation claims, commuted sums, and changes to the existing street lighting and signing. For further information please visit: <https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/application-for-works-licence/>

Summary of Development Plan policies and proposals relevant to this decision: -

1. Ipswich Local Plan, incorporating the Core Strategy and Policies Development Plan Document (DPD) Review, and the Site Allocations and Policies (Incorporating IP-One Area Action Plan (AAP)) DPD Review (2022)

CS12 'Affordable Housing'; CS17 'Delivering Infrastructure'; DM1 'Sustainable Construction'; DM3 'Air Quality'; DM4 'Development and Flood Risk'; DM8 'The Natural Environment'; DM12 'Design and Character'; DM13 'Built Heritage and Conservation'; DM18 'Amenity'; DM20 'Houses in Multiple Occupation'; DM21 'Transport and Access in New Development'; DM22 'Car and Cycle Parking in New Development'; DM23 'The Density of Residential Development'.
2. Other Planning Guidance

Low Emissions SPD (2021)
Suffolk Coast RAMS SPD (2020)
Suffolk Guidance for Parking - Technical Guidance (2019)
Cycling Strategy SPD (2016)
Development and Flood Risk SPD (2016)
Space and Design Guidelines SPD (2015)
DCLM Technical Housing Standards - national described space standards (2015)
Stoke Conservation Area Appraisal and Management Plan

Dated:

Signed:

Russell Williams BSc (Hons) DipTP DMS MRTPI
Chief Executive
Grafton House
15-17 Russell Road
Ipswich IP1 2DE


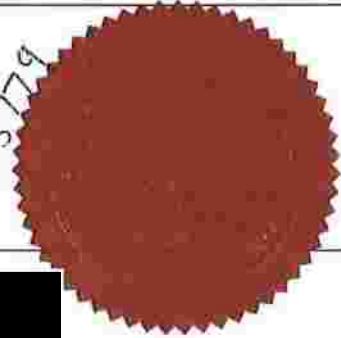
SEE NOTES BELOW/OVERLEAF

N.B. This permission is not an approval under the Building Regulations; Approval under those regulations may also be required.

NOTES

1. If you are aggrieved by the decision of your Local Planning Authority to refuse permission or approval for the proposed development, or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
2. If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an Enforcement Notice, if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within 28 days of the date of this notice.
3. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within; 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.
4. If this is a decision to refuse planning permission for a householder application, if you want to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice.
5. If you want to appeal against your Local Planning Authority's decision then you must do so within 6 months of the date of this notice.
6. Appeals must be made using a form which you can get from Secretary of State, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at www.gov.uk/topic/planning-development/planning-permission-appeals
7. The Secretary of State can allow a longer period for the giving of a 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.
8. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
9. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by the Secretary of State.
10. If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
11. In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park Authority for that Park, or in any other case the District Council (or County Council which is exercising the function of a District Council in relation to an area for which there is no District Council), London Borough Council or Common Council of the City of London in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.

In making this decision the Council has positively addressed the National Planning Policy Framework 2021.

<p>THE COMMON SEAL of Ipswich Borough Council was hereunto affixed in the presence of:- [REDACTED] ... <i>SEAN PETER A BIRD</i> ... Authorised Officer</p>	<p>)))  1982</p>
<p>THE COMMON SEAL of Suffolk County Council was hereunto affixed in the presence of:- [REDACTED] Authorised Officer</p>	<p>)))  65779</p>
<p>Executed as a deed by MAND M MANAGEMENT LTD acting by a director in the presence of: Witness signature [REDACTED] Name... <i>TANYA WAXNG</i> ... Address... <i>Sun Buildings, 35-37</i> <i>Princes Street, IP2 1PU</i> Occupation... <i>Solicitor</i></p>	<p>))))) [REDACTED] Director</p>
<p>Executed as a deed by Rental Properties Ltd acting by a director in the presence of: Witness signature [REDACTED] Name... <i>TANYA WAXNG</i> ... Address... <i>Sun Buildings, 35-37</i> <i>Princes Street, IP2 1PU</i> Occupation... <i>Solicitor</i></p>	<p>))))) [REDACTED] Director</p>