

Ipswich Borough Council Final Draft Local Plan Review

Five Year Housing Supply Delivery Table Appendices

February 2021



Planning Policy
Ipswich Borough Council
Grafton House
15-17 Russell Road
Ipswich
IP1 2DE

planningpolicy@ipswich.gov.uk

www.ipswich.gov.uk/localplan

Tel: 01473 432019

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Appendix 1 – IP014 (Hope Church) – Evidence to Support the Relocation of the Church to the Former Odeon Building

This is an excerpt from the Church's website: <https://www.hopeipswich.co.uk/building>

In September 2018 Hope Church purchased the former Odeon cinema in the centre of Ipswich. The 5-screen cinema, built in the early 90s, is an iconic building in the town and has stood empty since 2005. We have plans to transform it into the Hope Centre, giving considerable room for us to grow as a church community and to grow the many and varied ministries that are serving our town.

Here are some answers to questions that you may have:

When will the church start meeting at the former Odeon?

We are aiming to make a full move from the Orwell Centre to the Hope Centre in the first half of 2021. Some further refurbishment may still take place in the years to come after we've moved in order to make the centre an excellent community hub.

What will the centre be like?

How are you raising the money for this?

How can I keep in touch with what's going on with the project?

The Plans

Swipe through the plans below to see what the final layout of the building will be like.



Appendix 2 – IP031b (Stoke Street) – Email Regarding Discharge of Conditions Associated with Application Ref. 19/00369/FUL

From: Bryan Wybrow <[REDACTED]>
Sent: 28 January 2021 14:03
To: Sally Minns <sally.minns@ipswich.gov.uk>
Cc: 3637 Residential Development Stoke Street Ipswich <[REDACTED]>
Subject: 3637 Stoke Street

EXTERNAL EMAIL: Don't click any links or open attachments unless you trust the sender and know the content is safe.

Dear Sally,

Following our conversation yesterday, I confirm that we have been engaged to prepare work relevant to the discharge of conditions for the 31-unit residential development at Stoke Street, Ipswich. Whilst the project is currently on hold, we hope to submit our relevant planning conditions in the spring at which point the project will also commence it's detailed design stage as well as look to appoint a main contractor.

Kind Regards,

Bryan Wybrow RIBA

Director



The Old Steelyard, Poplar Lane, Sroughton, Ipswich IP8 3HL

dd: [REDACTED]

e: [REDACTED]

www.klharchitects.co.uk



Appendix 3 – IP047 (Land at Commercial Road) – Confirmation of Timescale for Reserve Matters Application

From: Steven Crutchley <[REDACTED]>

Sent: 22 January 2021 09:53

To: Carlos Hone <carlos.hone@ipswich.gov.uk>

Subject: Re: 19/00148/OUT Grafton Way, Ipswich

EXTERNAL EMAIL: Don't click any links or open attachments unless you trust the sender and know the content is safe.

Carlos I can confirm now all RMs will be submitted before end Dec 2021, with the start on site immediately thereafter, as early in 2022 as possible

I hope that helps?

Kind regards

Steve

<https://democracy.ipswich.gov.uk/mgAi.aspx?ID=16432>

PD/20/11 Item 2 - Application IP/19/00148/OUT

- Meeting of Planning & Development Committee, Wednesday 16th December 2020 9.30 am (Item 67.)
Redevelopment Site, Grafton Way

C. That in the event that an agreement under to provisions of Section 106 has not been satisfactorily completed within a period of 6 months (or other time frame to be agreed) from the date of this resolution, the Head of Development be authorised to refuse planning permission on the grounds that the proposal does not contribute towards necessary infrastructure requirements arising from the development. Consequently, the proposal would fail to be in accordance with policies CS12, CS17, DM29, DM31 of the Ipswich Core Strategy and Policies DPD Review (2017).

Appendix 4 – IP048c (6-10 Cox Lane & 36- 46 Carr St) Building Control Start Notice and Extract from Developer’s Website

Planning Online - Building Regulations

You are here: [Home](#) » [Planning Online](#) » [Search Select](#) » [Building Regulation Search](#) » [Building Regulation Results](#) » [Building Regulation Details](#)

[New search](#)

[View map](#)

[Print this page](#)

Application Number	19/00183/IN
Application Type	Initial Notice
Site Address	6 - 10 Cox Lane And 36 - 46 Carr Street Ipswich Suffolk
Description of Work	Conversion of part ground, 1st, 2nd and 3rd floors to form 33 Apartments to existing building
Date Received	8th Mar 2019
Date Validated	8th Mar 2019
Decision	Accepted

https://ppc.ipswich.gov.uk/buildregdetails.asp?AppID=19/00183/IN&Type=BRG&search_params=pageNumber%3D3%26txtPropEndNum%3D46%2... 1

12/18/2020

Online Planning Information - Select Search

**Completion Certificate
Issued Date**

[View map](#)

[Print this page](#)

OUR CURRENT DEVELOPMENTS

CARR & AVERY HOUSE, CARR ST, IPSWICH, IP4



Start - March 2019 / Completion - Spring 2021

Appendix 5 – IP059 (Elton Park) Letter from Suffolk County Council to Babergh Mid Suffolk District Council

Your ref: 17/00037
Our ref: 39846
Date: 20 November 2020
Enquiries to: Peter Freer
Tel: 01473 264801
Email: peter.freer@suffolk.gov.uk



By e-mail only:

FAO Jo Hobbs

Dear Jo,

Re: **Sproughton, Hadleigh Road, Elton Park Works site - Outline planning application for up to 128 dwellings (C3) and 60 bedroom care home (C2) with details of access from Hadleigh Road (Scale, appearance, landscaping and layout as reserved matters) following demolition of existing on site buildings/structures. Submission includes indicative internal roads, footpaths, landscaping, open space, drainage measured, levels and associated infrastructure - Babergh part 25 dwellings and 60 bed care home**

This letter provides an update in respect of infrastructure requirements previously set out in my letter dated 24 January 2017 which was time-limited to six months.

I refer to the application proposal for the above scheme within Ipswich Borough Council and Babergh District Council, which has been split accordingly as stated above. CIL charging is in effect in Babergh District, and CIL funds can be spent outside of the District.

Summary Table – CIL contributions

The table below would form the basis of a future bid to the District Council for CIL funds if planning permission is granted and implemented.

Service Requirement	Contribution per dwelling	Capital Contribution
Education - Primary	£1,218.92	£103,608.00
Education – Secondary	£1,398.53	£118,875.00
Education – Sixth Form	£279.71	£23,775.00
Pre-School	£609.46	£51,804.00
Libraries	£127.06	£10,800.00
Waste	£136.00	£11,560.00
Total	£3,769.68	£320,422.00

Suffolk.

The details of the impact on local infrastructure serving the development is set out below and will form the basis of developer contributions funding:

1. **Education.** Paragraph 94 of the NPPF states: 'It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:
 - a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and
 - b) work with schools promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.'

Furthermore, the NPPF at paragraph 104 states: 'Planning policies should:

- a) support an appropriate mix of uses across an area, and within larger scale sites, to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities;'

The Department for Education (DfE) publication 'Securing developer contributions for education' (November 2019), which should be read in conjunction with the Planning Practice Guidance (PPG) advice on planning obligations [revised September 2019]. Paragraph 19 of the DfE guidance states, "We advise local authorities with education responsibilities to work jointly with relevant local planning authorities as plans are prepared and planning applications determined, to ensure that all education needs are properly addressed, including temporary education needs where relevant, such as temporary school provision and any associated school transport costs before a permanent new school opens within a development site."

In paragraph 15 of the DfE guidance 'Securing developer contributions for education' it says, "We advise that you base the assumed cost of mainstream school places on national average costs published annually in the DfE school place scorecards. This allows you to differentiate between the average per pupil costs of a new school, permanent expansion or temporary expansion, ensuring developer contributions are fairly and reasonably related in scale and kind to the development. You should adjust the national average to reflect the costs in your region, using BCIS location factors".

The local catchment schools are Ranelagh Primary School, Chantry Academy and Suffolk One.

SCC would anticipate the following minimum pupil yields from this development

Endeavour House, 8 Russell Road, Ipswich, Suffolk IP1 2BX
www.suffolk.gov.uk

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Education for early years should be considered as part of addressing the requirements of the NPPF Section 8: 'Promoting healthy and safe communities'. It is the responsibility of SCC to ensure that there is sufficient local provision under the Childcare Act 2006. The Childcare Act in Section 7 sets out a duty to secure free early years provision and all children in England receive 15 free hours free childcare. Through the Childcare Act 2016, from September 2017 families of 3 and 4 year olds may now be able to claim up to 30 hours a week of free childcare.

From this development proposal SCC would anticipate the following pre-school places arising:

	Minimum number of eligible children:	Required:	Cost per place £ (2020):
Pre-School age range, 2-4:	3	3	17,268

Required pre-school contributions:	£51,804.00
------------------------------------	------------

There are 5 providers in this ward. Buttons and Bows, The Oaks Primary, Ranleigh Primary, The Children's Triangle and a childminder. We forecast a deficit of – 212 places in this ward which results in a CIL contribution request as above.

3. **Play space provision.** This should be considered as part of addressing the requirements of the NPPF Section 8: 'Promoting healthy and safe communities.' A key document is the 'Quality in Play' document fifth edition published in 2016 by Play England.
4. **Transport issues.** Refer to the NPPF 'Section 9 Promoting sustainable transport'. A comprehensive assessment of highways and transport issues will be required as part of a planning application. This will include travel plan, pedestrian & cycle provision, public transport, rights of way, air quality and highway provision (both on-site and off-site). Requirements will be dealt with via planning conditions and Section 106 as appropriate, and infrastructure delivered to adoptable standards via Section 38 and Section 278. Suffolk County Council FAO Samantha Harvey will coordinate this.

There's a need for land to be transferred for a future pedestrian and cycle bridge landing point on the Babergh land.

Suffolk County Council, in its role as local Highway Authority, has worked with the local planning authorities to develop county-wide technical guidance on parking which replaces the preceding Suffolk Advisory Parking Standards (2002) in light of new national policy and local research. It has been subject to public consultation and was adopted by Suffolk County Council in November 2014 (updated 2019).

5. **Libraries.** Refer to the NPPF Section 8: 'Promoting healthy and safe communities'.

The libraries and archive infrastructure provision topic paper sets out the detailed approach to how contributions are calculated. A CIL contribution of £216 per dwelling is sought, which will be spent on enhancing provision at the nearest library. A minimum standard of 30 square metres of new library space per 1,000 populations is required. Construction and initial fit out cost of £3,000 per square metre for libraries (based on RICS Building Cost Information Service data but excluding land costs). This gives a cost of (3 x £3,000) = £90,000 per 1,000 people or £90 per person for library space.

Using established methodology, the capital contribution towards libraries arising sought from this scheme is stated below and would be spent at the local catchment library at Northgate Street and allows for improvements and enhancements to be made to library services and facilities.

Libraries contribution:	£10,800.00
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Waste. All local planning authorities should have regard to both the Waste Management Plan for England and the National Planning Policy for Waste when discharging their responsibilities to the extent that they are appropriate to waste management. The Waste Management Plan for England sets out the Government's ambition to work towards a more sustainable and efficient approach to resource use and management.

SCC requests that waste bins and garden composting bins should be provided before occupation of each dwelling and this will be secured by way of a planning condition. SCC would also encourage the installation of water butts connected to gutter down-pipes to harvest rainwater for use by occupants in their gardens.

A contribution will be required through the Community Infrastructure Levy towards the relocation of Portman Walk Recycling Centre, which serves this development at £136 / dwelling. A contribution as set out below is required from the proposed development.

Waste contribution:	£11,560.00
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Supported Housing. Section 5 of the NPPF seeks to deliver a wide choice of high-quality homes. Supported Housing provision, including Extra Care/Very Sheltered Housing providing accommodation for those in need of care, including the elderly and people with learning disabilities, needs to be considered in

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accordance with paragraphs 61 to 64 of the NPPF.

Following the replacement of the Lifetime Homes standard, designing homes to Building Regulations Part M 'Category M4(2)' standard offers a useful way of meeting this requirement, with a proportion of dwellings being built to 'Category M4(3)' standard. In addition, we would expect a proportion of the housing and/or land use to be allocated for housing with care for older people e.g. Care Home and/or specialised housing needs, based on further discussion with the LPAs housing team to identify local housing needs.

6. **Sustainable Drainage Systems.** Section 14 of the NPPF seeks to meet the challenges of climate change, flooding and coastal change. Suffolk County Council is the lead local flood authority. Paragraphs 155 – 165 refer to planning and flood risk and paragraph 165 states: 'Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should:
 - a) take account of advice from the lead local flood authority;
 - b) have appropriate proposed minimum operational standards;
 - c) have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and
 - d) where possible, provide multifunctional benefits.'

In accordance with the NPPF, when considering a major development (of 10 dwellings or more), sustainable drainage systems should be provided unless demonstrated to be inappropriate.

A consultation response will be coordinated by Suffolk County Council FAO Jason Skilton.

7. **Fire Service.** Any fire hydrant issues will need to be covered by appropriate planning conditions. SCC would strongly recommend the installation of automatic fire sprinklers. The Suffolk Fire and Rescue Service requests that early consideration is given during the design stage of the development for both access for fire vehicles and the provisions of water for firefighting which will allow SCC to make final consultations at the planning stage.
8. **High-speed broadband.** This should be considered as part of the requirements of the NPPF Section 10 'Supporting high quality communication'. SCC would recommend that all development is equipped with high speed broadband (fibre optic). This facilitates home working which has associated benefits for the transport network and also contributes to social inclusion; it also impacts

educational attainment and social wellbeing, as well as improving property prices and saleability.

As a minimum, access line speeds should be greater than 30Mbps, using a fibre based broadband solution, rather than exchange-based ADSL, ADSL2+ or exchange only connections. The strong recommendation from SCC is that a full fibre provision should be made, bringing fibre cables to each premise within the development (FTTP/FTTH). This will provide a network infrastructure which is fit for the future and will enable faster broadband.

9. **Legal costs.** SCC will require an undertaking for the reimbursement of its own legal costs associated with work on a S106A, whether or not the matter proceeds to completion.
10. **Time Limit.** The above information is time-limited for 6 months only from the date of this letter.
11. **Monitoring fee.** The CIL Regs allow for charging of monitoring fees. In this respect the county council charges £412 for each trigger point in a planning obligation, payable upon commencement.
12. **Future CIL Bids.** The above infrastructure identified as CIL funded, as opposed to those identified for s106 contributions, will form the basis of a future bid to Babergh District Council for CIL funds if planning permission is granted and implemented. Applications for CIL funding will use the latest cost multipliers at the time of bidding. CIL cuts the link from the development to the infrastructure and it's important to remember that some areas of the district will generate a lot of CIL but will have little infrastructure to deliver due to capacity, so the pot should be seen as district wide rather than little pots covering each development area.

Yours sincerely,

PJ Freer

Peter Freer MSc MRTPI
Senior Planning and Infrastructure Officer
Growth, Highways & Infrastructure Directorate

cc BMSDC, CIL Infrastructure Team
Sam Harvey, Suffolk County Council
Sarah Hall, Suffolk County Council
Carol Barber, Suffolk County Council

Appendix 6 – IP066 (JJ Wilson) Email Correspondence

From: HOLLINGWORTH Sam <[REDACTED]>
Sent: 27 January 2021 07:39
To: Sally Minns <sally.minns@ipswich.gov.uk>
Cc: Sarah Barker <Sarah.Barker@ipswich.gov.uk>; Anna Roe <Anna.Roe@ipswich.gov.uk>; Ruth Chittock <Ruth.Chittock@ipswich.gov.uk>; DAVIES Matt <[REDACTED]>
Subject: RE: Site IP066 JJ Wilson allocation

Good morning Sally,

[REDACTED]

My colleagues in Development have been working with Mr Wilson, seeking to secure a developer / promoter to bring forward development of this land, the extent of ownership of which is shown below.



This is two Titles, SK353072 and SK88177.

As such, the land should still be considered available for development.

We are not currently instructed to act on planning matters for this site, and my understanding is that Mr Wilson wishes a developer / promoter to lead on or coordinate such work. As per the above, my colleagues in Development are seeking to assist Mr Wilson in finding a developer / promoter and I will endeavour to update you when there is any progress on this.

Kind regards,

Sam

Sam Hollingworth
BA(Hons) MA MRTPI
Senior Associate Director
Strutt & Parker, Coval Hall, Rainsford Road, Chelmsford, CM1 2QF
[REDACTED]

From: Philip Le Grys <[REDACTED]>
Sent: 26 January 2021 10:59
To: Sally Minns <sally.minns@ipswich.gov.uk>
Subject: Re: Site IP066 JJ Wilson allocation

Hello Sally

Thank you for your e mail [REDACTED]
[REDACTED] Meetings are not possible at the moment due to the lockdown. However I can confirm that our property is owned freehold by Jayar Components. We use it for storage only. I believe I have already sent copies of the site plan to you.

We are completely open to the allocation of our site for residential use but to be a viable project it would need to be part of a larger site.

Kind regards

Philip

Philip Le Grys

Group Property Manager

Jayar Group

[REDACTED]
[REDACTED]

Appendix 7 – IP074 (Land at Upper Orwell Street) Construction Management Plan

Construction of 9no. New Build Flats At Reeves Yard, Upper Orwell Street, Ipswich

Construction Management Plan

1. Introduction

Set out below is a brief overview of the systems and procedures we intend to use in controlling the construction operations on site at the above address, in the interests of the neighbours, construction personnel, the client and all other third parties.

Site location:

Land to the rear of 33-35 Upper Orwell Street, Ipswich, IP4 1HN.

The site is currently used as a car park. It is divided into areas each with independent accesses from both Upper Orwell Street and Bond Street.

Outline of Development Scheme:

Erection of nine flats in three 2 and 3-storey blocks plus alteration to vehicle access and associated works.

Programme of Works:

Approximate start on site date: Oct/Nov 2019

Approximate completion date: March/Apr 2021

2. Site access and traffic management systems

Highways:

Vehicular (and pedestrian) Access to the site during the construction works will be via both existing accesses off Bond Street and Upper Orwell Street.

It is noted that the access off Upper Orwell Street has limited headroom.

The site manager will ensure that all deliveries are removed from the public highway and on to site upon their arrival, minimising any impact on the neighbouring environment.

Cars/vans will not be allowed to park on site.

Unauthorised pedestrian access to the site will be prohibited.

The site manager will control all site access.

The build schedule has been developed to minimise the need for several deliveries on the same day. Strict material delivery scheduling will be imposed on the project to ensure that congestion is avoided.

No deliveries to the site during construction shall be undertaken between the hours of 08:00-10:00 and 16:00-18:00 Mondays to Fridays (inclusive).

Clear instructions will be issued to all direct suppliers and subcontractors detailing access.

Emergency services routes and access by third parties:

The site coordinates have been identified and will be kept by the Project Manager and the Site Manager in case emergency services need to be called to site. Access will be via Upper Orwell Street or Bond Street.

3. Local Environmental considerations

It is the firm intention to minimise any impact that the construction process could cause to the Local Environment and the neighbouring community. The neighbours will be kept informed, by letter drops and /or phone, of planned works and possible delivery and noise implications. Neighbours will be given the phone numbers of the Project Manager and the Site Manager to enable them to complain or ask for information if required.

All care will be taken not to cause noise and dust pollution. Below are some actions that will be carried out to abate these problems.

Reduction in noise disruption will be achieved by: -

- Coordinated delivery times and efficient traffic management to prevent queues of traffic accessing the site.
- Ensuring all plant has sound reduction measures (mufflers, baffles or silencers), where appropriate.
- Utilising construction techniques that minimise the production of noise and strict adherence to the site working hours.
- Ensure all workmen are aware of noise pollution and minimise any noisy activities.
- Implementing an effective procedure to deal with complaints from third parties to ensure issues are dealt with efficiently and quickly, via direct telephone contact with the Project Manager or Site Manager.

Reduction in dust pollution and other airborne debris will be achieved by: -

- Given the type of construction, the soil type and the vehicle-bearing temporary road surface, the level of dust is expected to be minimal.
- Ensure that all materials transported to and from site, or stored on site, are in enclosed containers or fully sheeted.
- Ensuring stock piles of topsoil etc. are kept damp in dry windy conditions.
- If required, during dry periods the works are to be damped down to control the generation of dust.
- Making sure all dust-generating materials are adequately packaged.
- If required, clean the road of dust and mud.
- Keeping the loading drop heights of spoil into lorries/skips as low as possible.
- Implementing an effective procedure to deal with complaints from third parties to ensure issues are dealt with efficiently and quickly, via an advised and dedicated telephone number.

In addition to the above provisions the following measures will be taken to reduce any further negative effects on the environment: -

- It is unlikely that there will be any contaminants on site; if there are, we will ensure that they are safely stored with the necessary procedures put in place to deal with leaks and spillages etc.
- Waste is being minimised throughout the construction process. A waste management system will be implemented on site (see below).

We will also liaise with the neighbours regarding any other sensitive environmental issues that need to be addressed.

4. Tree Protection

There are no trees on site to be retained.

5. Site Clearance / Impact on Wildlife

There are no areas of soft landscaping, no water features and no existing buildings on the site; therefore there are no strict requirements with regards to site clearance from a biodiversity perspective.

6. Site Setup.

Site Access: -

The site will be accessible via the existing vehicular accesses from Bond Street and Upper Orwell Street. It is noted that the access off Upper Orwell Street has limited headroom.

Site Security: -

Security during site working hours will be the responsibility of the Site Manager. Temporary fences will be used to close off the site as necessary.

The Site Manager will be responsible for seeing that all plant and materials are stored safely and securely after the workday ends. This will be checked by the Project Manager, who will ensure that the site is closed and locked.

Control of construction traffic: -

As indicated above, site deliveries will be scheduled to avoid conflict and routes to site will be clarified in advance.

The site entrance will be clearly marked and phone numbers made visible to contact both the Project Manager and the Site Manager.

All deliveries to site will be scheduled by the Project Manager.

All gates on site will open inwards and will not impede the public highway or footpaths at any time.

Site Offices and welfare accommodation: -

This will be provided by the use of a temporary container unit and portable toilet facilities. These units will be located so that there is no overlooking to neighbouring gardens/houses.

Liaison and good neighbour policy: -

The Client/Project Manager will keep good liaison going with affected neighbours throughout the project.

Neighbours will be given the phone number of the Project Manager and the Site Manager.

Protection of Third Parties: -

All construction activities will be carried out within the boundaries of the site, away from the roadway and its associated pavement.

Boundary reconstruction will be carried out with temporary fencing to protect neighbours and their property.

Any unloading or loading which has to be carried out in the street will be supervised by the Site Manager and/or the Project Manager.

Working hours: -

Normal site working hours will be as follows:

Monday - Friday 8am-6pm

Saturday 8am -1pm

Sundays and Bank Holidays Site closed

Site surveys: -

Before work starts, we will produce:-

A dilapidation survey of adjoining boundary fences/walls, adjoining public roads and paths, illustrating their current state.

A survey of the existing surface and foul water system

An underground service survey

Materials control and storage: -

Delivery vehicles will be controlled to ensure that unloading only takes place within designated times and in the correct location.

Where "Just in Time" deliveries are not economic or practical, site storage of materials and plant will be very carefully controlled and located in the designated storage areas.

Storage of key equipment and materials will be in a secured container. Once the shells of the buildings are in place, materials can be stored securely in the shell.

Wherever possible materials will be delivered shrink-wrapped and palletised to be unloaded and distributed safely.

Secure storage of materials, plant, tools, chemicals and gases will be carefully controlled. The majority of unloading and distribution will be by forklift truck or similar.

Rubbish removal, management and recycling waste from site will be kept to an absolute minimum:

Enforcing good housekeeping measures e.g. proper storage of materials to minimise spillage.

The use of raw materials as per manufacturer's instructions.

Identifying recyclable and salvageable materials and where feasible find secondary or alternative uses.

Segregate waste types to facilitate recycling activities.

Working with suppliers / subcontractors to minimise surplus material delivered to site.

Working with suppliers to ensure only the necessary minimum of packaging is used.

Consideration of alternative materials with lower wastage levels.

Ensuring that all Duty Of Care and other legal requirements are complied with during the disposal of wastes.

Consulting with suppliers to determine correct / appropriate disposal routes for waste products and containers.

Setting waste reduction targets as well as educating and informing site staff.

Reducing usage of diesel, electricity and water on site by adopting good practices and management procedures

Where gypsum plaster products are used the specialist contractors will be required to arrange recycling directly with the manufacturer.

It will be the responsibility of Site Manager to keep the site safe and free from a build up of rubbish.

Induction / Site rules /consultation

Every person who works on site will receive a specific project induction before they are allowed to commence work on site. This will be provided by the Site Manager or the Project Manager.

Induction talks will include site rules:

Behaviour toward others on site and nearby; Drugs and alcohol; Smoking areas; PPE and safety issues;

Welfare facilities and use of; Security issues; Emergency procedures; Good and bad practice; and Waste management

7. Health and Safety

Every effort will be made to minimise risk and control exposure to hazards; H&S will be diligently monitored throughout the project.

Appropriate safety clothing and protecting equipment will be used at all times.

The Site Manager will ensure that specific safety measures are in place for each task.

First Aid, An appropriate First Aid kit will be maintained on site at all times.

Noise and Hearing Protection zones:- Careful planning and use of appropriate plant and equipment will keep these requirements to few and very short periods.

Appendix 8 – IP096 (Car Park, Handford Road East) Discharge of Condition Letter

Our ref: IP/20/00894/CON
Your ref:
Please ask for: Mr Jason Burgess
Email: jason.burgess@ipswich.gov.uk
Direct dial: 01473 432910

Mr Michael Gilbert
By e-mail only



Grafton House
15-17 Russell Road
Ipswich Suffolk
IP1 2DE

www.ipswich.gov.uk
Twitter: @IpswichGov

10 December 2020

Dear Mr Gilbert

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION REF: IP/20/00894/CON
SITE ADDRESS: Car Park And Amenity Area Handford Road Ipswich Suffolk
PROPOSAL: Discharge of Conditions 5,6,7,8,9,17 and 18 of planning permission 19/00768 relating to materials, landscaping, drainage, contamination mitigation, tree protection and archaeology.

I write with regard to the submission of details pursuant to the above conditions. The Local Planning Authority's position is as follows:-

Condition 5 – External facing materials **Condition discharged**. Details shown on drawing no. 18053 (PL) 400 B and e-mail dated 11.11.2020 are acceptable and are approved.

Condition 6 – Boundary treatments **Condition not discharged**. The details are generally acceptable, however the detail of the railings on the wall is not acceptable. If this remains necessary then the parkland style 'Garrison' type would be better than the welded wire type.

Condition 7 – Landscaping **Condition discharged**. Details shown on drawing no's 01 and 02 are acceptable and are approved.

Appendix 9 – IP106 (391 Bramford Road) Aerial Photo of Site Under Construction (2020)



Appendix 10 – IP116 (Former St Clements Hospital and Curtilage) Aerial Photo of Site Under Construction (2020)



Appendix 11 – IP131 (45 Milton Street) Decision Notice

Delegated Item
JB

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**



To: Mr Stephen Hardman
33 Borrowdale Avenue
Ipswich
Suffolk
IP4 2TJ

Application Reference: IP/18/00552/FUL

GRANT OF FULL PLANNING PERMISSION

Ipswich Borough Council, as local planning authority, hereby **GRANT** Full Planning Permission for:

Demolition of existing buildings and erection of 9x dwellings with associated vehicular access, car parking and external works.

at: 45 Milton Street Ipswich Suffolk

in accordance with your application reference number : IP/18/00552/FUL received 25.06.2018.

By virtue of Section 91 of the Town and Country Planning Act, 1990 this permission is granted subject to the condition that the development to which it relates must be begun not later than the expiration of three years beginning with the date of this notice.

This permission is also subject to the following condition(s):-

1. The hereby-approved development shall be carried out in accordance with the following approved drawings:- Drawing no's 4280 - 8 Rev C, 9 Rev B, 10 Rev A, 11 Rev A, 12 Rev A and 13 Rev A.
2. No external works to the elevations or roofslopes of the hereby-approved dwellings shall commence until details of external facing materials have been submitted to and approved in writing by the Local Planning Authority. The hereby-approved development shall only be carried out in accordance with the approved details.
3. None of the hereby-approved dwellings shall be first occupied until the following details have been submitted to and approved in writing by the Local Planning Authority. The approved works shall be provided on first occupation:-
 - i. External noise mitigation.
 - ii. Boundary treatments.
 - iii. Biodiversity and habitat measures.
 - iv. Street lighting.
4. A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include the works to be undertaken, proposed

remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

5. Any approved remediation scheme in relation to condition 4 must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.
6. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.
7. None of the hereby-approved dwellings shall be first occupied until details of the proposed junction, including visibility splays, tactile paving and proposed bollards have been submitted to and approved in writing by the Local Planning Authority. The approved junction shall be laid out and constructed in its entirety before first occupation of the hereby-approved dwellings and thereafter the junction shall be retained in its approved form.
8. None of the hereby-approved dwellings shall be first occupied until details of the roads and footpaths, (including layout, levels, gradients, surfacing, lighting and means of surface water drainage) have been submitted to and approved in writing by the Local Planning Authority. Before first occupation of the hereby-approved dwellings the carriageways and footways serving that dwelling shall have been constructed to at least Binder course level or better in accordance with the approved details except with the written agreement of the Local Planning Authority.
9. None of the hereby-approved dwellings shall be first occupied until the areas within the site shown on Drawing No. 4280 - 8 Rev C for the purposes of loading, unloading, manoeuvring and parking of vehicles, storage of cycles and collection/presentation of waste/recycling containers have been provided; and thereafter those areas shall be retained and used for no other purposes.
10. Before the development hereby permitted is commenced a Construction Management Plan shall have been submitted to and approved in writing by the Local Planning Authority. Construction of the development shall not be carried out other than in accordance with the approved construction management plan.
11. None of the hereby-approved dwellings shall be first occupied until details of landscaping and an associated management plan have been submitted to and approved by the Local Planning Authority. The management plan shall cover the management and maintenance of the public open space, access way, parking spaces, bin storage areas and associated landscaping within the site. The management plan shall be established to run for the lifetime of the development shall be fully implemented as approved.
12. All planting, seeding or turfing comprised in the approved details of landscaping pursuant to condition 11 shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the substantial completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in

the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

13. The hereby-approved dwellings shall be constructed so that the development meets an energy/CO2 standard of at least 19% improvement in dwelling emission rate over Target Emission Rate (TER), as determined by the 2013 Building Regulation Standards, and a water usage standard of no more than 110 litres per person per day (or in the case that the achievement of these standards are demonstrated not to be feasible or viable a lesser standard level as may be agreed in writing with the Local Planning Authority). Prior to first occupation of the hereby-approved dwellings, certification of compliance with these standards shall be submitted to and approved by the Local Planning Authority.
14. Notwithstanding the provisions Schedule 2, Part 1 Class A, B, C, D, E or G of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification) there shall be no extensions or alterations carried out to the hereby-approved dwellings, nor any additional outbuildings erected over 10 cubic metres in size.

The reasons for the above condition(s) are as follows:-

1. For the avoidance of doubt and in the interests of proper planning.
2. To ensure a high standard of appearance.
3. To ensure a good standard of amenity, to promote biodiversity and sustainable modes of travel.
4. 5 and 6. The land subject of this planning permission is a former industrial brownfield site and therefore contamination is likely to be present. A full site investigation is therefore required prior to commencement of the development in the interests of protecting human health from unknown land contamination. As this matter relates to the impact of construction works it cannot be considered after commencement.
7. To ensure that the junction is designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety.
8. To ensure that roads/footways are constructed to an acceptable standard and to ensure that satisfactory access is provided for the safety of residents and the public.
9. To ensure sufficient space for the on-site parking of vehicles, storage of cycles and to facilitate collection of waste/recycling.
10. In the interests of amenity and highway safety. These details relate to construction and cannot be considered after commencement.
11. and 12. In the interests of protecting the visual amenity of the public open space throughout the development.
13. In the interests of sustainable development.
14. To ensure a good standard of amenity and to protect the amenity of neighbouring residents. The dwellings are in relatively small plots in close proximity to neighbouring properties. The backland nature of the site is such that extensions in rear garden, addition of roof extensions, or outbuildings under normal permitted development rights could have a harmful impact on the amenity of neighbouring properties, and thus should be controlled by the Local Planning Authority.

INFORMATIVES

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. You are reminded that the carrying out of building works requires approval under the Building Regulations in many cases as well as a grant of planning permission. If you are in doubt as to whether or not the work, the subject of this planning permission, requires such approval, then you are invited to contact the Building Control section at Ipswich Borough Council on email: building.control@ipswich.gov.uk or on telephone number: 01473 432951.
3. In the interests of protecting the residential amenity of the surrounding area it is recommended that the hours of construction for the hereby approved development should be limited to the following times:- 07.45-18.00 Monday to Friday, 08.00-13.00 Saturdays and no working on Sundays or Bank Holidays.
4. Many species of plant and animal in England, and their habitats, are protected by law. You are breaking the law if you capture, kill, disturb or injure a European protected species (on purpose or by not taking enough care); damage or destroy a breeding or resting place (even accidentally); obstruct access to their resting or sheltering places (on purpose or by not taking enough care); possess, sell, control or transport live or dead individuals, or parts of them. For further information and guidance you are advised to speak to Natural England at www.gov.uk or by telephone on 0300 060 6000.
5. There is now a planning fee payable for applications in writing to discharge planning permission conditions.
6. The Council and Suffolk Fire and Rescue recommends the installation of an appropriate sprinkler system within the development.
7. SCC Note: The Advance Payment Code is likely to apply.
8. SCC Note: It is an OFFENCE to carry out any 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 Suffolk County Council at the applicant's expense. 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

The following is a summary of the policies and proposals in the development plan that are relevant to this decision:-

1. Ipswich Core Strategy and Policies DPD (2017)

Policies DM1 (Sustainable Design and Construction); DM3 (Provision of Private Outdoor Amenity Space in New and Existing Developments); DM4 (Development and Flood Risk); DM5

(Design and Character); DM13 (Small Scale Infill and Backland Residential Developments); DM17 (Transport and Access in New Developments); DM18 (Car & Cycle Parking); DM25 (Protection of Employment Land); DM26 (Protection of Amenity); DM30 (The Density of Residential Development) and DM31 (The Natural Environment).

2. Ipswich Site Allocations and Policies DPD (2017)

Policies SP1 (The protection of allocated sites) and SP2 (Land allocated for housing).

3. Other Guidance

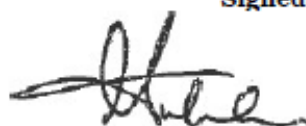
Space and Design Guidance SPD (2015)

Suffolk Guidance for Parking (2015)

Dated: 16th August 2018

Please note that this decision notice is a computer-generated copy of the original.

Signed:



Martyn Fulcher BSc (Hons) PGDip MRTPI
Head of Development
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.planningportal.gov.uk/pcs
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 2012

Appendix 12 – IP142 (Land at Duke Street) Email Confirming Construction Start Date

From: Ben James Smith <[REDACTED]>
Sent: 21 January 2021 15:03
To: Sarah Barker <Sarah.Barker@ipswich.gov.uk>
Subject: Re: Site at Duke Street Ipswich

EXTERNAL EMAIL: Don't click any links or open attachments unless you trust the sender and know the content is safe.

Hi Sarah

We're planning to start construction in two weeks time.

KR

Ben James Smith / Chief Investor

T [REDACTED] M [REDACTED]

Estateducation Ltd 93-95 King St, Norwich, NR1 1PW

<https://www.estateducation.co.uk>



Visit [Estateducation's Property Networking Events](#) to learn more about property investing.

Need to report a maintenance issue? If you're a Tenant living in one of the properties under the management of Estateducation Property Hub (E.P.H) please report your maintenance issue on this website <https://estateducation.fixflo.com>. It's simple to use and helps us carry out repairs more quickly.

Appendix 13 – IP143 (Norsk Hydro, Sandy Hill Lane) Letter from IBC Confirming Release of Clause 3 from S106

our ref IP/17/00769/OUT
your ref
please ask for Richard Collins
contact 01473 432901 / richard.collins@ipswich.gov.uk
date 1st December 2020



IPSWICH
BOROUGH COUNCIL

Mr J Lawson
Lawson Planning Partnership Ltd
882 The Crescent
Colchester Business Park
Colchester
CO4 9YQ

Grafton House
15-17 Russell Road
Ipswich Suffolk
IP1 2DE

www.ipswich.gov.uk

Dear Mr Lawson,

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990**

Council Ref No: IP/17/00769/OUT
Site Address: Land at former Norsk Hydro, Sandyhill Lane, Ipswich
Proposal: Erection of up to 85 dwellings with associated landscaping, open space and ancillary infrastructure and works. All matters reserved except access.

I write with regards to your letter dated 6th November 2020, and accompanying information.

The Council confirms that the owner is released from the obligations in Parts 1 and 2 of the Third Schedule, and the owner shall not be required to comply with any further obligations other than those referred to in the Second Schedule of the S106 Agreement.

Yours sincerely

Martyn Fulcher BSc(Hons) PGDip MRTPI
Head of Development

Appendix 14 – IP161 (2 Park Road) Email Confirming Commencement Date

From: Martin Last
Sent: 22 December 2020 14:01
To: Richard Collins
Subject: PARK ROAD

EXTERNAL EMAIL: Don't click any links or open attachments unless you trust the sender and know the content is safe.

Commencement in about 1 year Richard. About a 1 year project

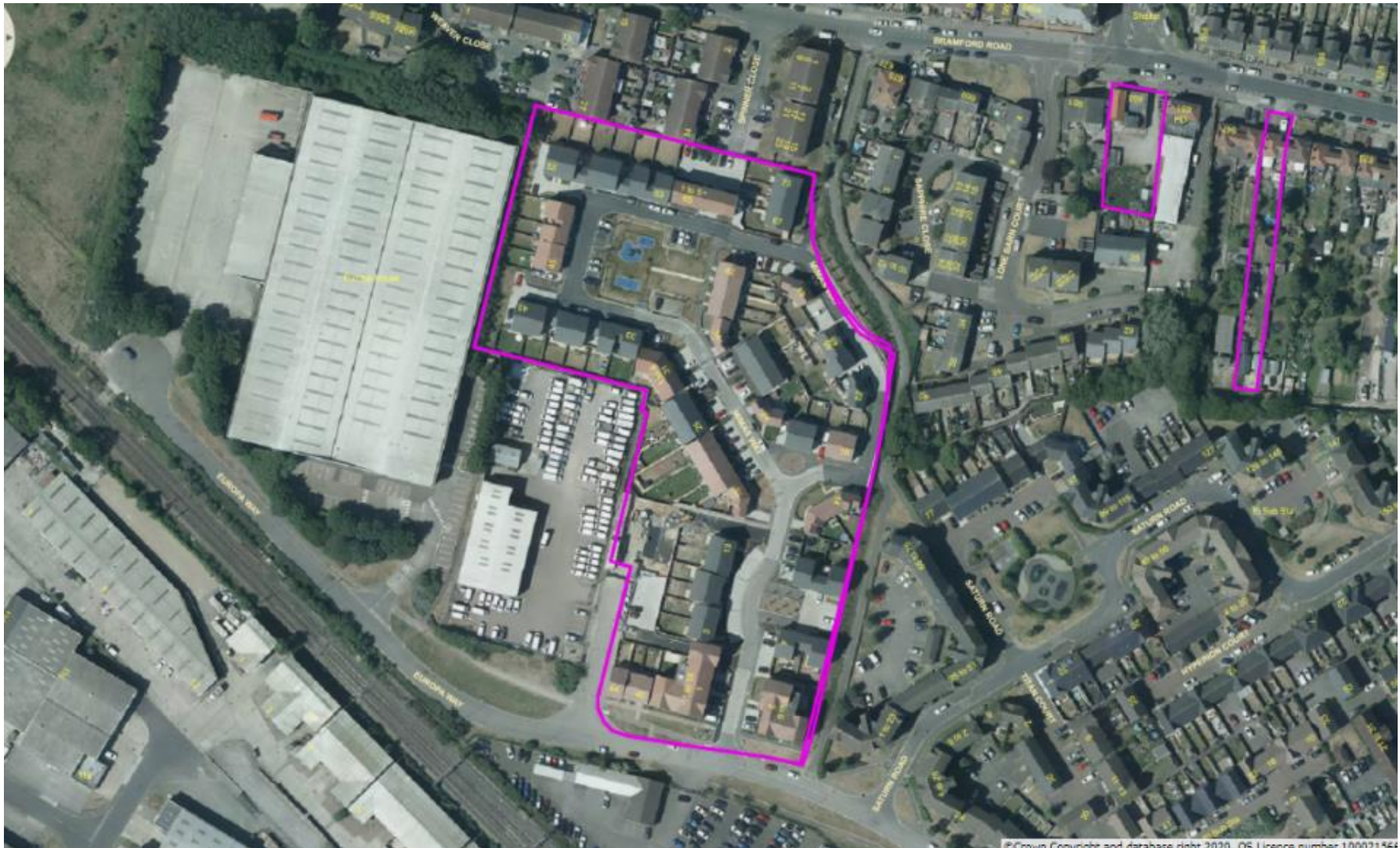
Kind Regards

Martin Last

Last & Tricker Partnership

3 Lower Brook Mews
Lower Brook Street
Ipswich Suffolk IP4 1RA
T: 01473 252961
email:

Appendix 15 – IP165 (Eastway Business Park) Aerial Photo Showing Completion (2020)

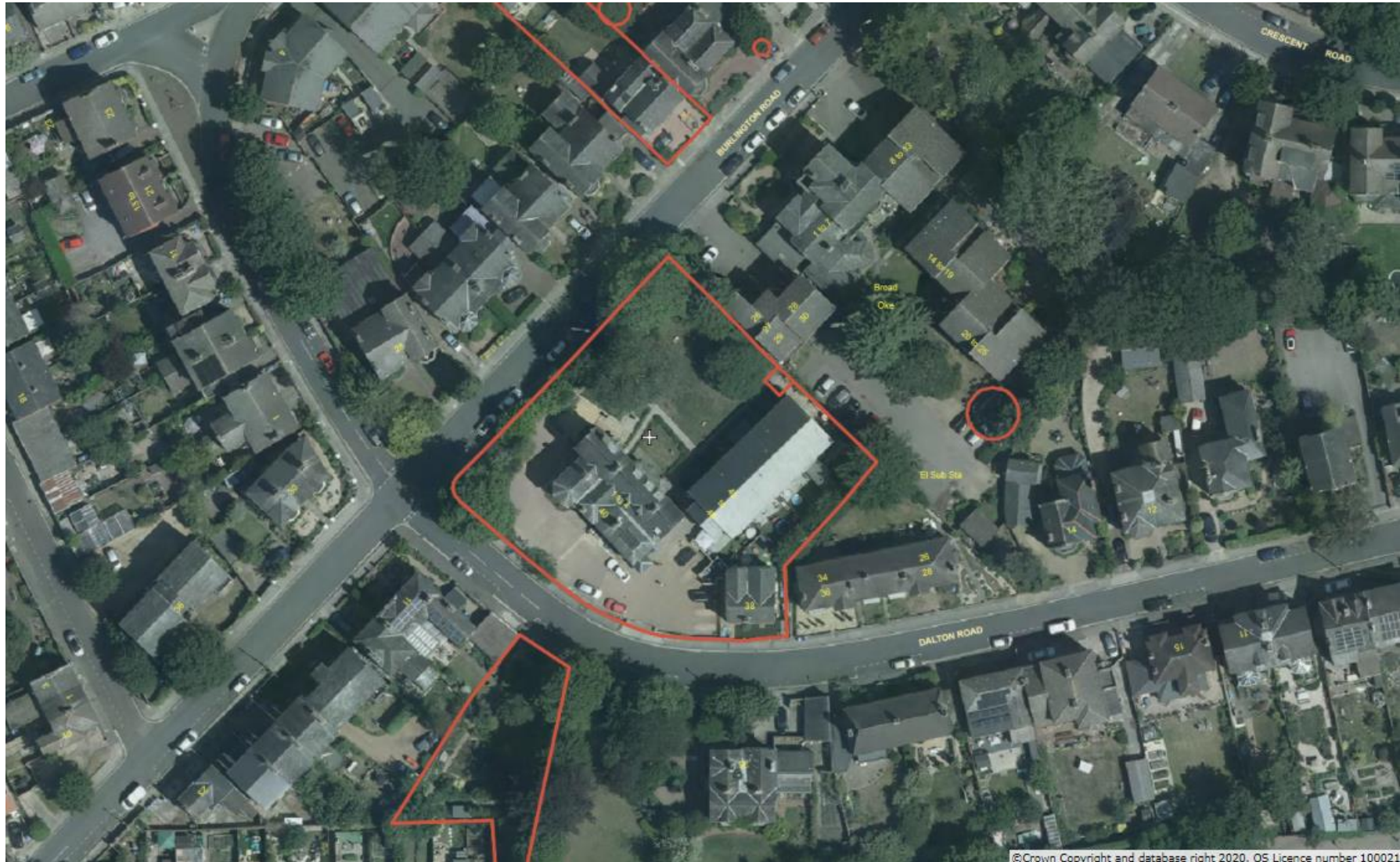


Appendix 16 – IP200 (Griffin Wharf) Aerial Photo Showing Site Under Construction (2020)



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Appendix 17 – IP268 (9 Burlington Road) Aerial Photo Showing Site Near Completion (2020)



Appendix 18 – IP280 (Westerfield House) Aerial Photo Showing Commencement of Works (2020)



Appendix 19 – IP285 (Land Rear 28-50 Freehold Road) Aerial Photo Showing Work Commenced (2020)

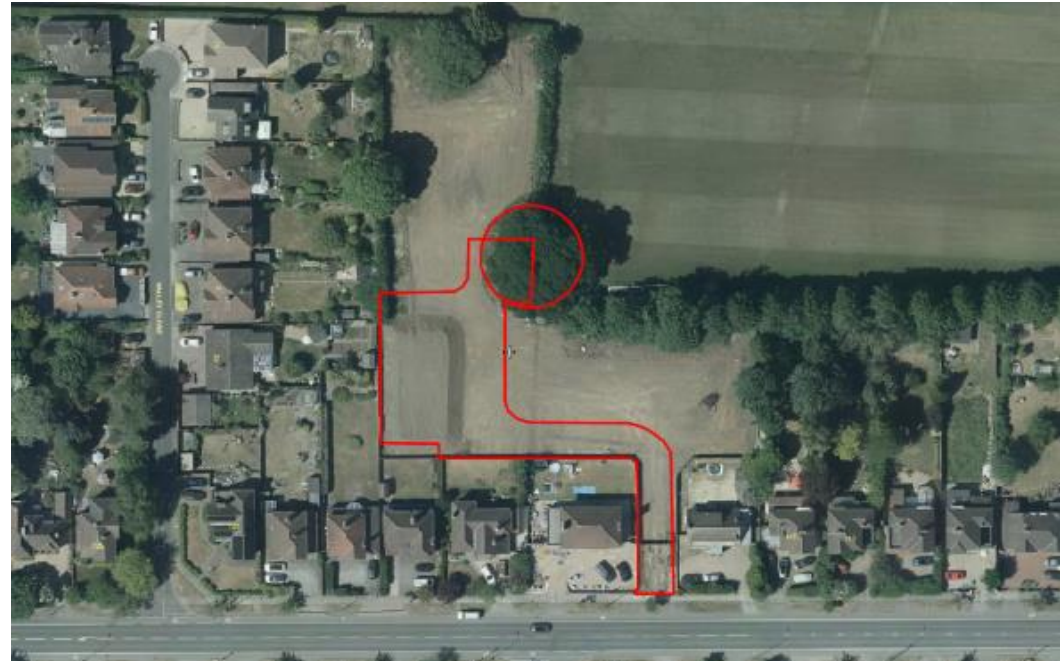


Appendix 20 – IP333 (Land Rear of 133 Valley Road) Aerial Photos Showing Site Clearance & Garden Severance (2016 & 2020)

2016



2020



Appendix 21 – IP358 (Saxon House, 1 Cromwell Square) Email from Agent

From: Ben Willis <[REDACTED]>
Sent: 25 January 2021 12:45
To: Ruth Chittock <Ruth.Chittock@ipswich.gov.uk>
Subject: RE: 77-79 Cullingham Road

EXTERNAL EMAIL: Don't click any links or open attachments unless you trust the sender and know the content is safe.

Hi Ruth,

We are looking at submission in approximately one to two months' time.

Kind regards

Ben Willis
BA (Hons) PG/DIP MTRPI
DIRECTOR

T: [REDACTED]

M: [REDACTED]

E: [REDACTED]

www.visiondpc.co.uk

Office 7&8, Westbury House Business Centre, 630 Woodbridge Road, Ipswich, Suffolk, IP4 4PG


This E-mail originates from the sender stated above at Vision Design & Planning Consultants Ltd. Whose registered address is at; Office 7&8, Westbury House Business Centre, 630 Woodbridge Road, Ipswich, Suffolk, IP4 4PG

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Appendix 22 – IP358 (Saxon House, 1 Cromwell Square) Initial Building Regulation Notice

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Application Number

Application Type

Site Address

Saxon House
1 Cromwell Square
Ipswich
Suffolk
IP1 1TS

Description of Work

Conversion of 4 storey office building to form 34 apartments

Date Received

Date Validated


https://ppc.ipswich.gov.uk/buildregdetails.asp?AppID=18/01240/IN&sType=BRG&search_params=pageNumber%3D2%26btStreetName%3DCromwe... 1/2

18/12/2020

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Decision

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Issued Date**

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Appendix 23 – IP362 (39 Princes Street) Initial Building Control Notice

Application Number	20/00592/IN
Application Type	Initial Notice
Site Address	39 Princes Street Ipswich Suffolk
Description of Work	Conversion of 5 Storey (Basement + Existing 4 Storeys) + New 5th Floor to create 20 self contained flats and associated amenity space.
Date Received	9th Sep 2020
Date Validated	9th Sep 2020

https://ppc.ipswich.gov.uk/buildregdetails.asp?iAppID=20/00592/IN&sType=BRG&search_params=pageNumber%3D0%26stStreetName%3DPrinces... 1/2

18/12/2020

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Decision

Accepted

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Appendix 24 – IP365 (15-17 Princes Street) Email from Agent Confirming Timescales

From: Jon Pattle <[REDACTED]>
Sent: 23 December 2020 10:46
To: Anna Roe <Anna.Roe@ipswich.gov.uk>
Subject: 15/17 Princes Street

EXTERNAL EMAIL: Don't click any links or open attachments unless you trust the sender and know the content is safe.

Hi Anna,

As we discussed yesterday, work on this project has started, and I would expect it to be completed in the next 12 months. Fourteen flats being created.

Is that enough information for your schedule?

Kind Regards,
Jon Pattle RIBA
Senior Architect



The Old Steelyard, Poplar Lane, Sroughton, Ipswich IP8 3HL

t: [REDACTED]
e: [REDACTED]
www.klharchitects.co.uk



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Please note my working days are Monday – Thursday

Appendix 25 – IP366 (6 Lower Brook Street) Building Regulation Electric Notice

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Application Number	20/05442/ELECSA
Application Type	Competent Persons Scheme Type Electrical work
Site Address	6 Lower Brook Street Ipswich Suffolk IP4 1AP
Description of Work	New full electrical installation (new build)
Date Received	19th Nov 2020
Date Validated	19th Nov 2020
Decision	

https://ppc.ipswich.gov.uk/buildregdetails.asp?AppID=20/05442/ELECSA&sType=BRG&search_params=pageNumber%3D5%26txtStreetName%3DL... 1/2

18/12/2020

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Appendix 26 – IP371 (The Masons PH) Initial Building Regulati

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Application Number

20/00100/OTH

Application Type

Schedule 3 Works

Site Address

The Masons Public House
79 Victoria Street
Ipswich
Suffolk
IP1 2LS

Description of Work

Conversion and extension to form 8 No flats

Date Received

10th Feb 2020

Date Validated

10th Feb 2020

Decision

Conditionally Approved

https://ppc.ipswich.gov.uk/buildregdetails.asp?AppID=20/00100/OTH&sType=BRG&search_params=pageNumber%3D9%26txtStreetName%3DVictor... 1/2

18/12/2020

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