

Philip Isbell – Acting Director of Planning
Sustainable Communities

Mid Suffolk District Council

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Mr Robert Phillips
Turnford Place
Great Cambridge Road
Broxbourne
EN10 6NH

Please ask for: Vincent Pearce
Your reference: Thurston Phase 3 - Condition dis
Our reference: DC/24/03558
E-mail: planningpink@babberghmidsuffolk.gov.uk
Date: 2nd October 2024

Dear Sir/Madam

DISCHARGE OF CONDITION(S)
TOWN AND COUNTRY PLANNING ACT 1990

Proposal: Discharge of Conditions Application for DC/20/01716 - Conditions 7 (Construction Management Plan), 29 (Construction Surface Water Management Plan) and 31 (Construction Environmental Management Plan for Biodiversity)

Location: Land On The North Side Of, Norton Road, Thurston, Suffolk

Mid Suffolk District Council hereby gives notice that the details submitted in pursuance to the conditions referred to above have been determined as summarised below in relation to each relevant condition together with any appropriate comments, limitations or advice.

APPROVED CONDITIONS:

7. Prior to commencement of development, a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include:
 - a) parking and turning for vehicles of site personnel, operatives and visitors
 - b) loading and unloading of plant and materials
 - c) piling techniques (if applicable)
 - d) storage of plant and materials
 - e) provision and use of wheel washing facilities
 - f) programme of site and all associated works such as utilities including details of traffic management necessary to undertake these works
 - g) site working and delivery times
 - h) a communications plan to inform local residents of the program of works
 - i) provision of boundary hoarding and lighting
 - j) details of proposed means of dust suppression
 - k) details of measures to prevent mud from vehicles leaving the site during construction
 - l) haul routes for construction traffic on the highway network and
 - m) monitoring and review mechanisms.
 - n) Details of deliveries times to the site during construction phase.

All construction works shall then be carried out in accordance with the approved Construction Management Plan.

Reason: In the interest of highway safety to avoid the hazard caused by mud on the highway and to ensure minimal adverse impact on the public highway during the construction phase.

LPA Decision:

Details as specified within the Construction Management Plan received on August 9th 2024 have been considered by this Authority's Senior Environmental Protection Officer and are acceptable. This condition has been satisfied subject to implementation in accordance with the wording of the above condition.

29. Prior to commencement of development, a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) shall be submitted to and approved in writing by the Local Planning Authority. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction. The approved CSWMP shall include:
- Method statements and scaled and dimensioned plans and drawings detailing surface water management proposals including:
- i. Temporary drainage systems
 - ii. Measures for managing pollution / water quality and protecting controlled waters and watercourses.
 - iii. Measures for managing any on or offsite flood risk associated with construction.

Reason: To ensure the development does not cause increased flood risk, or pollution of watercourses or groundwater. <https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/guidance-on-development-and-flood-risk/constructionsurface-water-management-plan/>

LPA Decision:

Details as specified within the Construction Surface Water Management Plan received on September 13th 2024 have been considered by this Authority in consultation with Suffolk County Council's Flood and Water Engineer and are acceptable. This condition has been satisfied subject to implementation in accordance with the wording of the above condition.

31. Prior to commencement of development, a Construction Environmental Management Plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the Local planning authority.
- The CEMP shall include the following:
- a) Risk assessment of potentially damaging construction activities.
 - b) Identification of "biodiversity protection zones".
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - d) The location and timing of sensitive works to avoid harm to biodiversity features.
 - e) The times during construction when specialist ecologists need to be present on site to oversee works.
 - f) Responsible persons and lines of communication.
 - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.

h) Use of protective fences, exclusion barriers and warning signs.
The approved CEMP shall be adhered to throughout the construction period.

Reason: To conserve protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species).

LPA Decision:

Details as specified within the CEMP received on September 13th 2024 have been considered by this Authority's Ecologist and are acceptable. This condition has been satisfied subject to implementation in accordance with the wording of the above condition.

You should note that this letter does not waive or exempt you from complying with the specific terms of the conditions on your original planning permission. Please also refer to the wording of all the conditions on your consent regularly during your development to ensure it continues to comply with any ongoing requirements. Should you have any further queries please do not hesitate to contact the case officer named at the top of this letter.

Yours faithfully

Philip Isbell
Acting Director of Planning