



TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING GENERAL
DEVELOPMENT ORDER 1988

To:- Lean Holdings Ltd
25 Tower Bridge Wharf
St Katherines Way
London
E1 9YR

**COUNCIL'S
REFERENCE
NO.**

I/95/0148/FP

Agent for:- Medite Shipping (UK) Ltd

GRANT OF FULL PLANNING PERMISSION

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

Two storey office building with associated car parking provision.

at: Adj 4-8, The Havens

in accordance with your application reference number I/95/0148/FP dated 23 February 1995 and shown on the accompanying plans and particulars.

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 five years beginning with the date of this notice.

This permission is also subject to the following conditions:-

01

The layout of the access and vehicle parking area shall be as shown on revised drawing 397/0/100 A.

02

No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.

03

All planting, seeding or turfing comprised in the approved details of landscaping 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.

04

The office building shall not be used until the areas within the site shown for the purposes of loading, unloading, manoeuvring and parking of vehicles have been provided and thereafter they shall be retained and used for no other purpose. The areas referred to are those shown on drawing no 397/0/100A.

05

Before the development commences, the following shall be submitted to and be approved by the Local Planning Authority:-

(i) the colour of the block paviers to be used for the traffic circulation areas.

(ii) the surface finish of the hatched area shown on drawing 397/0/100A for use by delivery vehicles.

(iii) details of any lighting proposed for the vehicle parking areas.

06

A submission shall be made to the Local Planning Authority, to meet Draft Local Plan policy BE3, of proposals for the erection of a sculpture or other work of artistic merit to enhance the development, and the agreed works shall be carried out before the development is first occupied.

The reasons for the above conditions are as follows:-

01

In the interests of highway safety.

02

In the interests of visual amenity.

03

In the interests of visual amenity.

04

In the interests of highway safety.

05 (i) & (ii)

In the interests of visual amenity.

05 (iii)

In the interests of highway safety and aircraft safety.

06

In the interests of visual amenity.

Dated: 11 April 1995

Signed:



M J Smith BA, DipEP, MRTPI
Head of Development Control
Civic Centre, Civic Drive,
Ipswich IP1 2EE

SEE NOTES BELOW/OVERLEAF

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

(1) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act 1990 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Department of the Environment, Tollgate House, Houlton Street, Bristol BS2 9DJ). The Secretary of State has power to 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. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements (*), to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local Planning Authority/authorities was based on a direction given by him.

(2) If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1990.

(3) In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

(*) The statutory requirements are those set out in section 78(6) of the Town and Country Planning Act, 1990, namely sections 70 and 72(1) of the Act.

