



Planning
Council Offices
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Mr Peter Le Grys - Stanfords
The Livestock Market
Wyncolls Road
Colchester
CO4 9HU

Please ask for Alison Cox
Tel: 686147
Email: acox@tendringdc.gov.uk

Our Ref: 20/00465/COUNOT

28 May 2020

Dear Sir/Madam

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2016

APPLICATION NO: 20/00465/COUNOT
PROPOSAL: Proposed conversion of office block to 8 residential units.
LOCATION: Units 7 and 7A Rice Bridge Industrial Estate Station Road Thorpe Le Soken

Thank you for your notification on the above matter which was received on 1 April 2020 and made valid on 2 April 2020 and was allocated the reference **20/00465/COUNOT**.

I can now advise you that this proposal will **not** require prior approval of the Local Planning Authority.

The proposal constitutes permitted development as defined in Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and may therefore be carried out providing that it is wholly in accordance with the legislation.

Conditions

- 1 The development must be carried out in accordance with the details provided in the application (Drawing number DRB-04 A and the Flood Evacuation Plan received 1st April 2020), unless the Local Planning Authority and the developer agree otherwise in writing.

Informatives

Cycle parking shall be provided in accordance with the EPOA Parking Standards. The approved facility shall be secure, convenient, always covered and provided prior to first occupation and retained.

Prior to occupation of the proposed dwelling, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for the dwelling, for sustainable transport, approved by Essex County Council, (to include six one day travel vouchers for use with

the relevant local public transport operator free of charge).

Although the site is not situated with a main urban area the site is located close to the local railway station with frequent and extensive public transport, the EPOA Parking Standards recommend that a reduced parking standard provision may be applied to residential developments. A reduced parking standard provision level can be considered to this proposal as it is located very close to regular public transport services.

The vehicular access to the site is situated behind gates located at the entrance to Rice Bridge Industrial Estate; if these are ever closed access would be blocked to the prospective residential units. Consideration would need to be given to re-locate these gates beyond the vehicular entrance to 7 and 7A if there is a requirement to close these gates for the benefit of the remainder of the industrial estate.

Steps should be taken to ensure that the Developer provides enough turning and off-loading facilities for delivery and site worker vehicles, within the limits of the site together with an adequate parking area for those employed in developing the site.

All work within or affecting the highway is to be laid out and constructed by prior arrangement with and to the requirements and specifications of the Highway Authority; all details shall be agreed before the commencement of works.

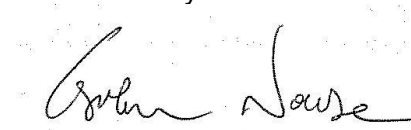
The applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org or by post to:

SMO1 - Essex Highways
Colchester Highways Depot,
653 The Crescent,
Colchester
CO4 9YQ

The Highway Authority cannot accept any liability for costs associated with a developer's improvement. This includes design check safety audits, site supervision, commuted sums for maintenance and any potential claims under Part 1 and Part 2 of the Land Compensation Act 1973. To protect the Highway Authority against such compensation claims a cash deposit or bond may be required.

If you require any clarification on this matter or further information, please contact the case officer Alison Cox on 686147.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Graham Nourse', is written over a faint, circular official stamp.

Graham Nourse
Acting Assistant Director
Planning Service