

**Philip Isbell - Corporate Manager**  
**Growth & Sustainable Planning**

**Babergh District Council**

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Website: [www.babergh.gov.uk](http://www.babergh.gov.uk)



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**Please ask for:** Gemma Pannell  
**Your reference:**  
**Our reference:** DC/18/03785  
**E-mail:** [planninggreen@baberghmidsuffolk.gov.uk](mailto:planninggreen@baberghmidsuffolk.gov.uk)  
**Date:** 11th September 2018

Dear Sir/Madam

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

**Proposal:** Discharge of Conditions Application for B/12/00500- Condition 22 (Triple glazing for residential properties), Condition 29 (Scheme of pedestrian routes)

**Location:** Former HMS Ganges Site, Shotley Gate, Shotley, Suffolk

Babergh 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 CONDITION(S):**

22. No dwelling shall be occupied until precise details of the acoustic fence to mitigate noise impact on the properties in Gate Farm Road along with a timescale for implementation and triple glazing to all residential properties in the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: To safeguard the residential amenity of existing and future residents as supported by the NPPF.

**LPA Decision:**

Drawings received on 21st August 2018 have been considered by this Authorities Heritage Consultant and Environmental Health Officer and are acceptable. This is because the details submitted have the affect of replacing triple glazing which has a high standard of acoustic and thermal efficiency with glazing to basic Building Act standards i.e. double glazing. This is considered acceptable. This condition has been satisfied subject to installation in accordance with the details approved.

29. Prior to the commencement of development, a scheme, with a timetable for implementation, detailing pedestrian routes within the site connecting the steps known as 'Hope', 'Faith' and 'Charity' shall be submitted to and approved in writing. The approved scheme shall be implemented in accordance with the approved timetable.

Reason: To provide pedestrian connectivity with the Marina and its facilities In the interests of sustainable development and proper planning as supported by the NPPF.

**LPA Decision:**

Details received on 21st August 2018 have been considered by this Authorities Heritage Consultant and are acceptable. This is because the agents have confirmed that it will not be possible to provide the full site wide circulation and linkage to the steps until the other phases of development have been completed because there would be significant health and safety issues if this work was delivered at an earlier stage. This argument would appear reasonable, and there is no objection to the proposed phasing. This condition has been satisfied subject to implementation in accordance with the details agreed.

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**

*Corporate Manager – Growth & Sustainable Planning*