

Stafford East Employment SDL – Applications within the Boundary

Number	Location	Application Number	Decision	Decision Notice	Location Plan
1	Land Adjacent To Beacon Business Park, Weston Road, Stafford	15/23281/REM	Approved	Yes	1104/PL/20
		14/21546/REM	Approved	Yes	1410/PL/06
		14/21348/REM	Approved	Yes	1436/PL/01
		14/20880/REM	Approved	Yes	1207/PL/17
		14/20428/FUL	Approved	Yes	1351/PL/01 Rev B
		14/20153/FUL	Approved	Yes	1104/PL/19 Rev A
		13/19415/FUL	Approved	Yes	0145/12/0201 Rev B
		12/17721/OUT	Approved	Yes	1104/PL/19
		11/15276/OUT	Approved	Yes	1101/PL/04 Rev A



ISE Trading Ltd
C/O Barnett Ratcliffe Partnership
FAO: Mr Ian Cliffe
The Old Library Rowley Street
Stafford
Staffordshire
ST16 2RH

Date Registered 17 November 2015
Decision Date 2 February 2016
Issue Date 2 February 2016

TOWN AND COUNTRY PLANNING ACT 1990
APPROVAL OF RESERVED MATTER(S)
FOLLOWING OUTLINE PERMISSION FOR DEVELOPMENT

Application No: 15/23281/REM
Proposed Reserved matters pursuant to permission 14/20153/FUL
Development - development of Pond Number 1
Location Land Adj Beacon Business Park Weston Road Stafford
O. S. Reference: 394572 324547

Stafford Borough Council, in pursuance of powers under the Town and Country Planning Act, hereby approve the following matter(s) which had been reserved for later approval on the grant of outline permission for development:-

In accordance with the accompanying plans, subject to the conditions specified hereunder:-

1. The approved plans are drawing numbers M15/1208/01; M13/1155/01A; and 1104/PL/20.
2. Notwithstanding any details on the approved plans, the proposed Stipa grass marginal plants shown on drawing no. M15/1208/O1 shall be replaced with native Carex sedge plants in the planting schedule.
3. The landscaping scheme shown on the approved plans shall be carried out and completed within 8 months of the pond being first used.



ISE Trading Ltd
C/O Barnett Ratcliffe Partnership
FAO: Mr Ian Cliffe
The Old Library Rowley Street
Stafford
Staffordshire
ST16 2RH

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APPROVAL OF RESERVED MATTER(S)
FOLLOWING OUTLINE PERMISSION FOR DEVELOPMENT

4. Any plants that die or are removed or become seriously damaged or diseased within a period of 5 years from the date of planting shall be replaced with others of a similar size and species in the next planting season unless the local planning authority agrees in writing to any variation
5. Within 1 month of the date of this consent, a management and maintenance plan for the pond including a programme shall be submitted to and approved in writing by the Local Planning Authority. It shall include provision for keeping the wildlife habitat to be created in good condition. Thereafter, the pond shall be managed and maintained in accordance with the approved plan.

The reasons for the Council's decision to grant permission for the development subject to the above conditions are:

1. To define the permission.
2. To more suitably enhance biodiversity (Policy N4 - The Natural Environment and Green Infrastructure)
3. To ensure the satisfactory appearance of the development (Policies N1 g and h of The Plan for Stafford Borough).
4. To ensure the satisfactory appearance of the development (Policies N1 g and h of The Plan for Stafford Borough).
5. To enhance biodiversity (Policy N4 of The Plan for Stafford Borough)



ISE Trading Ltd
C/O Barnett Ratcliffe Partnership
FAO: Mr Ian Cliffe
The Old Library Rowley Street
Stafford
Staffordshire
ST16 2RH

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TOWN AND COUNTRY PLANNING ACT 1990
APPROVAL OF RESERVED MATTER(S)
FOLLOWING OUTLINE PERMISSION FOR DEVELOPMENT

INFORMATIVE(S)

- 1 The Local Planning Authority consider the proposal to be a sustainable form of development and therefore complies with the provisions of the National Planning Policy Framework.

Head of Planning and Engineering Services
On behalf of the said Council



**Barnett Ratcliffe
Partnership**
Architects and
Development Consultants

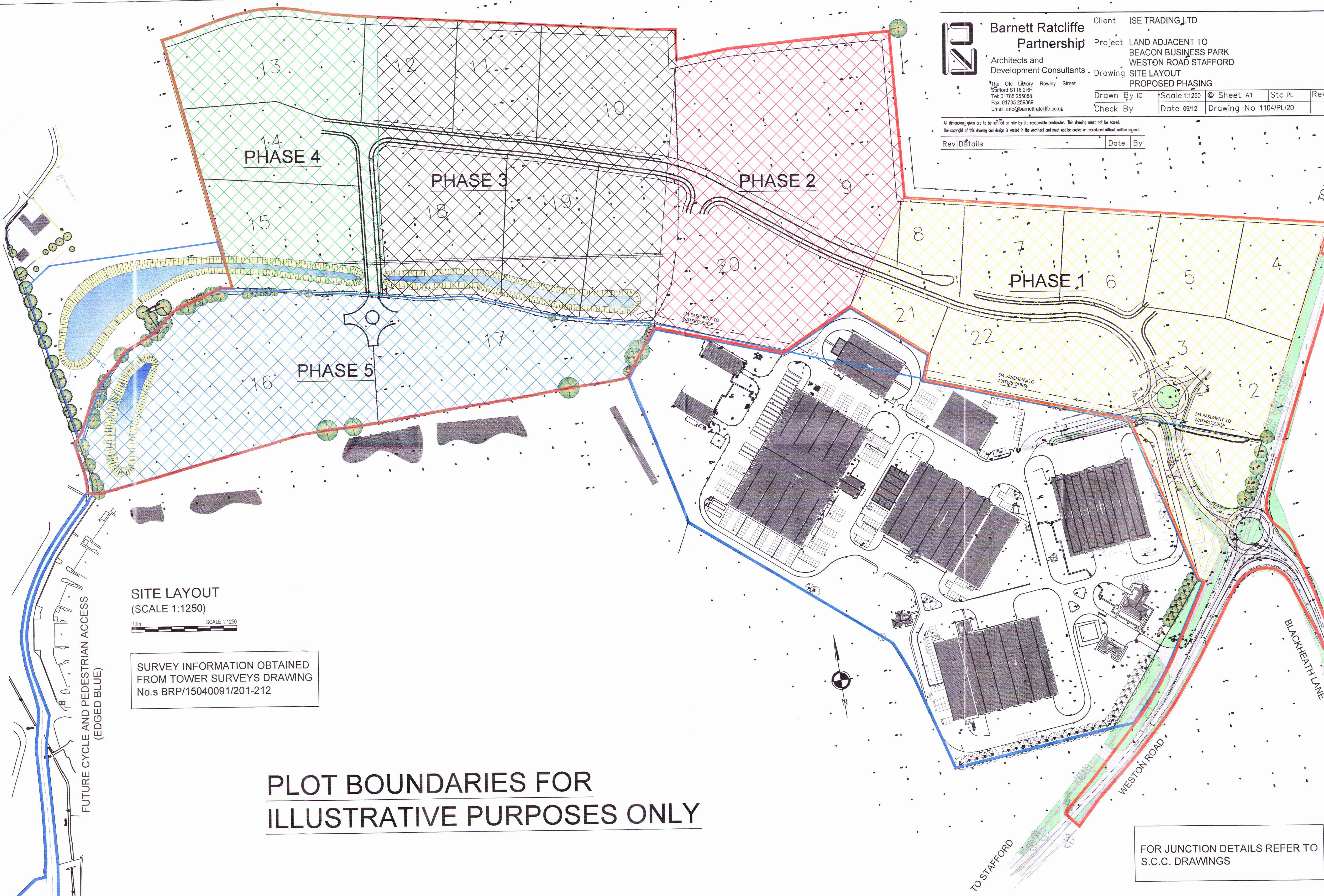
The Old Library Rowley Street
Stafford ST16 2RH
Tel: 01785 255088
Fax: 01785 259369
Email: info@barnettratcliffe.co.uk

Client ISE TRADING LTD
Project LAND ADJACENT TO
BEACON BUSINESS PARK
WESTON ROAD STAFFORD
Drawing SITE LAYOUT
PROPOSED PHASING

Drawn By IC	Scale 1:1250	© Sheet A1	Sta PL	Rev
Check By	Date 09/12	Drawing No 1104/PL/20		

Rev	Details	Date	By

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SITE LAYOUT
(SCALE 1:1250)



SURVEY INFORMATION OBTAINED
FROM TOWER SURVEYS DRAWING
No.s BRP/15040091/201-212

**PLOT BOUNDARIES FOR
ILLUSTRATIVE PURPOSES ONLY**

FOR JUNCTION DETAILS REFER TO
S.C.C. DRAWINGS



ISE Business Park Ltd
C/O Barnett Ratcliffe
Partnership
Mr Stuart Lymer
The Old Library
Rowley Street
Stafford
Staffordshire
ST16 2RH

Date Registered 23 December 2014
Decision Date 16 April 2015
Issued Date 16 April 2015

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TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

Application No: 14/21546/REM
Proposed Development Warehouse building with ancillary offices; external storage area; wash bay; parking; cycle parking; landscaping including fencing on plots 6, 7 and 8 - reserved matters pursuant to outline consent 14/20153/FUL for a phase of development.
Location Beacon Business Park 2 Weston Road Stafford
O. S. Reference: 394917 324505

Stafford Borough Council, in pursuance of powers under the Town and Country Planning Act, hereby permits the above development in accordance with the accompanying plans and subject to the following conditions :-

1. The approved plans are drawing nos.1410/PL/01A; /02A; /03; /04A; /05; /06; and M13/1155/6-8/PL-01. The development apart from the three flags and flagpoles shall be carried out in accordance with the approved plans except as required by other conditions of this consent and the conditions of outline permission 14/20153/FUL, especially conditions 10, 12, 17 and 23.
2. Notwithstanding any details in the application, no development shall commence until details showing the following have been submitted to and approved in writing by the Local Planning Authority:- A revised plan showing visibility splays of 2.4m by 43m from all access points to the main estate road. Thereafter the approved splays shall be constructed and completed before the building is first occupied and shall be retained with all obstructions over a height of 600mmm above the adjacent carriageway level removed.



ISE Business Park Ltd
C/O Barnett Ratcliffe
Partnership
Mr Stuart Lymer
The Old Library
Rowley Street
Stafford
Staffordshire
ST16 2RH

Date Registered 23 December 2014
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PERMISSION FOR DEVELOPMENT

3. Notwithstanding any description/details of external materials in the application documents, no development shall be commenced until precise details or samples of the materials to be used in the construction of the external wall(s) and) roof(s) of the building(s) have been submitted to and approved in writing by the Local Planning Authority.
4. The offices/customer services and workshop sections of the building shown shall only be used as ancillary to the primary warehouse (Use Class B8) use. They shall not be used, sold or let separately at any time.
5. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 as amended, and those of the Town and Country Planning (General Permitted Development) Order 2015 as amended, the building shall only be used for storage or distribution purposes (Use Class B8). It shall not be used for any other purposes other than for the ancillary uses on the floor area amounts shown on the approved plans.
6. Notwithstanding any information in the application, the external storage area shown on the approved plans shall only be used to display new plant vehicles. It shall not be used for any other purposes.
7. The gabion wall shown on the approved plans shall be constructed and completed before the construction of the building hereby permitted is commenced.
8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended, no additional internal floor area, mezzanines or external built extensions shall be constructed except those shown on the approved plans. This consent does not grant or imply planning permission for any buildings on the "Expansion Land" shown on the approved plans.



ISE Business Park Ltd
C/O Barnett Ratcliffe
Partnership
Mr Stuart Lymer
The Old Library
Rowley Street
Stafford
Staffordshire
ST16 2RH

Date Registered 23 December 2014
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Issued Date 16 April 2015

Ref: 12

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

9. Notwithstanding any information in the application, the wash bay shown on the approved plans shall only be used between the hours of 09.00 and 17.00 on any day. It shall not be used at any other times.
10. This permission does not grant or imply consent for the external staircase on the north elevation of the building shown on drawing M13/1155/6-8/PL-01.

The reasons for the Council's decision to grant permission for the development subject to the above conditions are:

1. To define the permission.
2. In the interests of the safety and convenience of users of the highway. (Policy T1c of The Plan for Stafford Borough).
3. To ensure the satisfactory appearance of the development (Policies N1 g and h of The Plan for Stafford Borough).
4. To define the permission.
5. To define the permission.
6. To safeguard the character and appearance of the area (Policy N1h of The Plan for Stafford Borough).
7. To safeguard the character and appearance of the area (Policy N1h of The Plan for Stafford Borough).



ISE Business Park Ltd
C/O Barnett Ratcliffe
Partnership
Mr Stuart Lymer
The Old Library
Rowley Street
Stafford
Staffordshire
ST16 2RH

Date Registered 23 December 2014

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Issued Date 16 April 2015

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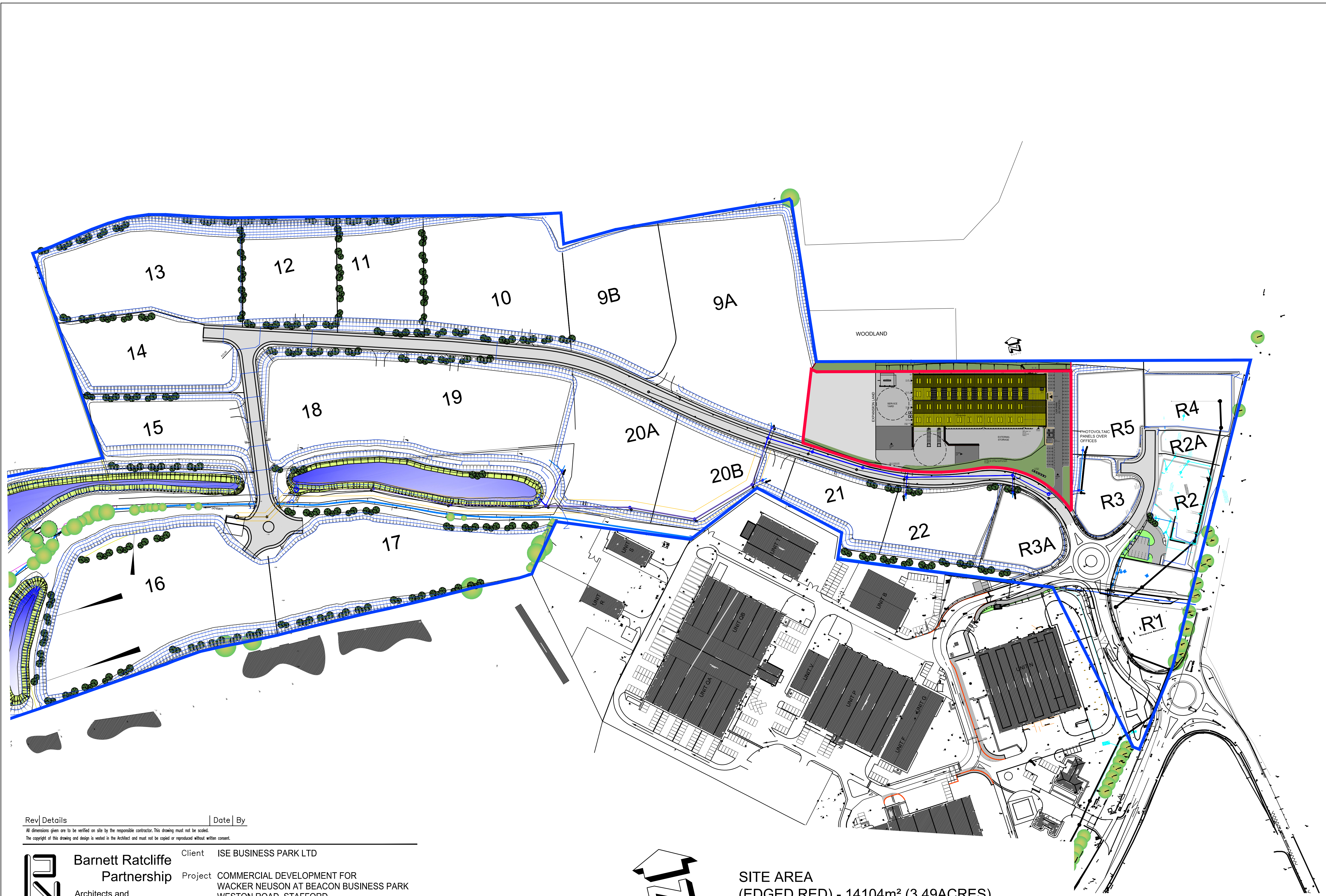
PERMISSION FOR DEVELOPMENT

8. To define the permission.
9. To safeguard the occupiers of nearby residential properties from undue noise and general disturbance. (Policy N1e of The Plan for Stafford Borough).
10. To define the permission.

INFORMATIVE(S)

- 1 The proposals are sustainable development in accordance with the National Planning Policy Framework
- 2 The attention of the applicant is drawn to the attached observations of the Police Architectural Liaison Officer.
- 3 This permission does not grant or imply consent for the three flags and flag poles shown on the approved plans.

Head of Planning and Regeneration
On behalf of the Council



Rev/Details | Date | By

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Barnett Ratcliffe Partnership
Architects and Development Consultants

The Old Library Rowley Street
Stafford ST16 2RH
Tel: 01785 255088
Fax: 01785 259369
Email: info@barnettratliffe.co.uk

Client ISE BUSINESS PARK LTD
Project COMMERCIAL DEVELOPMENT FOR WACKER NEUSON AT BEACON BUSINESS PARK WESTON ROAD, STAFFORD
Drawing SITE LOCATION

Drawn By SL	Scale 1:1250	© Sheet A1	Sta PL	Rev
Check By	Date 12/14	Drawing No 1410/PL/06		



SITE AREA (EDGED RED) - 14104m² (3.49ACRES)

10m SCALE 1:1250



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C/O Barnett Ratcliffe
Partnership
FAO Mr Ian Cliffe
The Old Library
Rowley Street
Stafford
Staffs
ST16 2RH

Date Registered 5 December 2014
Decision Date 4 February 2015
Issued Date 4 February 2015

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TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

Application No: 14/21348/REM
Proposed Development Location: Reserved matter pursuant to permission 14/20153/FUL - construction of main site road with accesses to plots
Land Adj Beacon Business Park Weston Road Stafford
O. S. Reference: 394759 324595

Stafford Borough Council, in pursuance of powers under the Town and Country Planning Act, hereby permits the above development in accordance with the accompanying plans and subject to the following conditions :-

1. The approved plans are drawing nos. 1436/PL/01 (red site outline) and 11012/520; /521; /522; and /523.
2. The construction of the estate road hereby permitted shall not commence until details of its finished surface levels in relation to adjacent existing or proposed ground levels have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the road shall only be constructed in accordance with the approved details.
3. Notwithstanding any information in the application, no development shall be commenced until revised details showing the following have been submitted to and approved in writing by the Local Planning Authority:-
 1. A minimum footway width of 2.5m on the southside of the estate road to allow for a shared footway/cycleway;
 2. The location of a gated barrier to prevent any vehicle parking on the estate road prior to substantial completion of individual plots;



ISE Trading Ltd
C/O Barnett Ratcliffe
Partnership
FAO Mr Ian Cliffe
The Old Library
Rowley Street
Stafford
Staffs
ST16 2RH

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Page 2

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

3. A traffic management scheme to restrict on-road parking on the estate road. Thereafter, the estate road shall only be constructed in accordance with the approved details and prior to the first occupation of any building constructed under planning permission 14/20153/FUL and its reserved matters consents.
4. No development shall be commenced until full constructional details including drainage and street lighting for the estate road have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the road shall only be constructed in accordance with the approved details.

The reasons for the Council's decision to grant permission for the development subject to the above conditions are:

1. To define the permission.
2. To ensure the satisfactory appearance of the development (Policies N1 g and h of The Plan for Stafford Borough).
3. In the interests of the safety and convenience of users of the highway. (Policy T1c of The Plan for Stafford Borough).
4. In the interests of the safety and convenience of users of the highway. (Policy T1c of The Plan for Stafford Borough).

INFORMATIVE(S)



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C/O Barnett Ratcliffe
Partnership
FAO Mr Ian Cliffe
The Old Library
Rowley Street
Stafford
Staffs
ST16 2RH

Date Registered 5 December 2014
Decision Date 4 February 2015
Issued Date 4 February 2015

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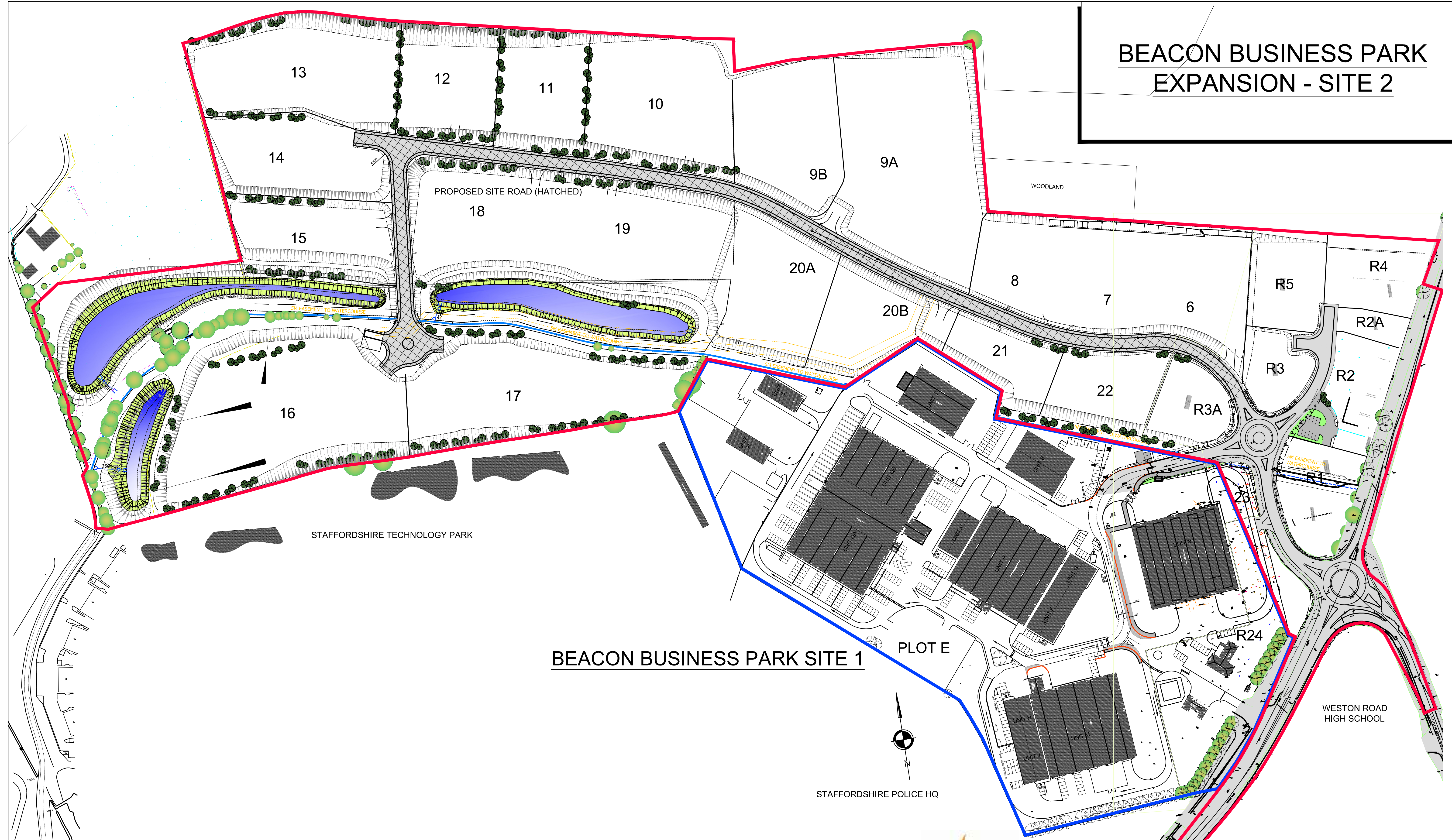
TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

- 1 The proposals are sustainable development in accordance with the National Planning Policy Framework
- 2 The attention of the applicant is drawn to the attached observations of the Highway Authority

Head of Planning and Regeneration
On behalf of the Council

BEACON BUSINESS PARK EXPANSION - SITE 2



BEACON BUSINESS PARK SITE 1

PLOT E

WESTON ROAD
HIGH SCHOOL

STAFFORDSHIRE TECHNOLOGY PARK

STAFFORDSHIRE POLICE HQ

Rev | Details | Date | By

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SITE LAYOUT
(SCALE 1:1250)

10m SCALE 1:1250



**Barnett Ratcliffe
Partnership**

Architects and
Development Consultants

The Old Library Rowley Street
Stafford ST16 2RH
Tel: 01785 255088
Fax: 01785 259369
Email: info@barnetratcliffe.co.uk

Client ISE TRADING LTD
Project BEACON BUSINESS PARK 2
WESTON ROAD, STAFFORD

Drawing SITE PLAN
NOVEMBER 2014

Drawn By IC	Scale: 1:1250	@ Sheet A1	Sta PL	Rev
Check By	Date 11/14	Drawing No 1436/PL/01		



ISE Trading Ltd
c/o Barnett Ratcliffe Partnership
FAO Mr Stuart Lymer
The Old Library
Rowley Street
Stafford
Staffordshire
ST16 2RH

Date Registered 1 August 2014
Decision Date 12 September 2014
Issue Date 12 September 2014

TOWN AND COUNTRY PLANNING ACT 1990
APPROVAL OF RESERVED MATTER(S)
FOLLOWING OUTLINE PERMISSION FOR DEVELOPMENT

Application No: 14/20880/REM
Proposed Development Reserved matters subsequent to outline permission
14/20153/FUL - formation of plateau levels to plots in
phase 1 of development & access road
Location ISE Trading Ltd Land Adj Beacon Business Park
Weston Road
O. S. Reference: 394935 324529

Stafford Borough Council, in pursuance of powers under the Town and Country Planning Act, hereby approve the following matter(s) which had been reserved for later approval on the grant of outline permission for development:-

In accordance with the accompanying plans, subject to the conditions specified hereunder:-

1. The approved plans are drawing nos.1207/PL/17 (including red and blue site outlines for phase 1); 11012/107C; /108B; /109B; /110B; /111B; /112A; /113B; M13/1155/T01 and /T02.
2. No development shall commence unless and until the tree protection works shown on drawings nos. M13/1155/T01 and T02 as they relate to northern boundary of the site have been constructed and thereafter they shall be retained for the duration of the works hereby permitted.
3. The permission relates only to the groundworks (but not the drainage infrastructure), access road and landscaping details shown on the



ISE Trading Ltd
c/o Barnett Ratcliffe Partnership
FAO Mr Stuart Lymer
The Old Library
Rowley Street
Stafford
Staffordshire
ST16 2RH

Date Registered 1 August 2014
Decision Date 12 September 2014
Issue Date 12 September 2014

TOWN AND COUNTRY PLANNING ACT 1990
APPROVAL OF RESERVED MATTER(S)
FOLLOWING OUTLINE PERMISSION FOR DEVELOPMENT

approved drawings in phase 1. No buildings or other landscaping details are approved nor is any development in any other phase approved by this consent .

The reasons for the Council's decision to grant permission for the development subject to the above conditions are:

1. To define the permission.
2. To safeguard trees of amenity value (Policy N1 - Design of The Plan for Stafford Borough)
3. To define the permission.

INFORMATIVE(S)

- 1 The proposals are sustainable development in accordance with the National Planning Policy Framework

Head of Planning and Regeneration
On behalf of the said Council



ISE Trading Ltd
c/o Barnett Ratcliffe Partnership
FAO Mr Stuart Lymer
The Old Library
Rowley Street
Stafford
Staffordshire
ST16 2RH

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FOLLOWING OUTLINE PERMISSION FOR DEVELOPMENT

Application No: 14/20880/REM
Proposed Development: Reserved matters subsequent to outline permission
14/20153/FUL - formation of plateau levels to plots in
phase 1 of development & access road
Location: ISE Trading Ltd Land Adj Beacon Business Park
Weston Road
O. S. Reference: 394935 324529

Stafford Borough Council, in pursuance of powers under the Town and Country Planning Act, hereby approve the following matter(s) which had been reserved for later approval on the grant of outline permission for development:-

In accordance with the accompanying plans, subject to the conditions specified hereunder:-

1. The approved plans are drawing nos.1207/PL/17 (including red and blue site outlines for phase 1); 11012/107C; /108B; /109B; /110B; /111B; /112A; /113B; M13/1155/T01 and /T02.
2. No development shall commence unless and until the tree protection works shown on drawings nos. M13/1155/T01 and T02 as they relate to northern boundary of the site have been constructed and thereafter they shall be retained for the duration of the works hereby permitted.
3. The permission relates only to the groundworks (but not the drainage infrastructure), access road and landscaping details shown on the



ISE Trading Ltd
c/o Barnett Ratcliffe Partnership
FAO Mr Stuart Lymer
The Old Library
Rowley Street
Stafford
Staffordshire
ST16 2RH

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Issue Date 12 September 2014

TOWN AND COUNTRY PLANNING ACT 1990
APPROVAL OF RESERVED MATTER(S)
FOLLOWING OUTLINE PERMISSION FOR DEVELOPMENT

approved drawings in phase 1. No buildings or other landscaping details are approved nor is any development in any other phase approved by this consent .

The reasons for the Council's decision to grant permission for the development subject to the above conditions are:

1. To define the permission.
2. To safeguard trees of amenity value (Policy N1 - Design of The Plan for Stafford Borough)
3. To define the permission.

INFORMATIVE(S)

- 1 The proposals are sustainable development in accordance with the National Planning Policy Framework

Head of Planning and Regeneration
On behalf of the said Council

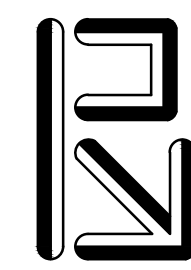
BEACON BUSINESS PARK EXPANSION - SITE 2



SITE LAYOUT
(SCALE 1:1250)



Rev| Details | Date | By
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**Barnett Ratcliffe
Partnership**
 Architects and
 Development Consultants
 The Old Library Rowley Street
 Stafford ST16 2RH
 Tel: 01785 255088
 Fax: 01785 259369
 Email: info@barnetratcliffe.co.uk

Client	ISE TRADING LTD			
Project	BEACON BUSINESS PARK 2 WESTON ROAD, STAFFORD			
Drawing	PROPOSED SITE PLATEAU LEVELS PHASE 1			
Drawn By	IC	Scale: 1:1250	@ Sheet A1	Sta PL
Check By		Date 03/14	Drawing No 1207/PL/17	Rev



ISE Trading Ltd
C/O Barnett Ratcliffe
Partnership
FAO Mr Ian Cliffe
The Old Library
Rowley Street
Stafford
Staffs
ST16 2RH

Date Registered 8 May 2014
Decision Date 3 September 2014
Issued Date 3 September 2014

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TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

Application No: 14/20428/FUL
Proposed Convenience store and four other shop units
Development
Location New Units Adjacent To Proposed PH Beacon Business
Park Weston Road
O. S. Reference: 395079 324379

Stafford Borough Council, in pursuance of powers under the Town and Country Planning Act, hereby permits the above development in accordance with the accompanying plans and subject to the following conditions :-

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.
2. The approved plans are drawing nos. 1351/PL/01 Rev B; /02 Rev C; /03 Rev A; 11012/101 Rev K; and /102 Rev F.
3. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 as amended or as may be subsequently amended, and those of the Town and Country Planning (General Permitted Development) Order 1995 as amended or as may be subsequently amended, the use of the premises hereby permitted shall be only for Use Class A1 - shop purposes. No other uses shall be carried out.



ISE Trading Ltd
C/O Barnett Ratcliffe
Partnership
FAO Mr Ian Cliffe
The Old Library
Rowley Street
Stafford
Staffs
ST16 2RH

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PERMISSION FOR DEVELOPMENT

4. The goods to be sold from the convenience store unit of 371.6 sq m floor area and shown on drawing no. 1351/PL/02 Rev C shall not include clothing and footwear, do-it-yourself goods, household goods (including furniture, pictures, carpets, and other floor coverings, major appliances, textiles and soft furnishings, hardware), recreational goods, (including radio, television and other durable goods, sports goods, toys, games, garden and camping equipment, books, CDs, bicycles), medical equipment, perfumery, jewellery, silverware, watches and clocks.
5. Notwithstanding the provisions of the Town and Country Planning Act 1990 as amended, none of the units or the convenience store shown on plan no. 1351/PL/02 Rev C shall be enlarged, altered, combined or amalgamated to make units of a larger floor area at any time.
6. The development shall not be first used unless and until the access road approved under planning permission 13/19295/FUL has been constructed.
7. No development shall commence until precise details of the brick type to be used for the exterior of the building have been submitted to and approved in writing by the Local Planning Authority. Thereafter only the approved bricks shall be used unless alternatives have been agreed in writing with the Local Planning Authority.
8. The development shall not be first used until the access, parking, servicing and turning areas have been constructed in accordance with drawing no. 1351/PL/02 Rev C. Thereafter they shall be retained.



ISE Trading Ltd
C/O Barnett Ratcliffe
Partnership
FAO Mr Ian Cliffe
The Old Library
Rowley Street
Stafford
Staffs
ST16 2RH

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PERMISSION FOR DEVELOPMENT

9. Notwithstanding any information in the application, no development shall be carried out until revised details of the location and design of cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. Thereafter they shall be constructed in accordance with the approved details before the development is first used and shall be retained.
10. The submitted archaeological watching brief shall be carried out in accordance with its specifications.
11. No trees, large shrubs or hedgerows shall be uprooted, felled, lopped, topped, or cut back in any way unless a scheme has been approved that specifically allows such works. The works shall then take place in accordance with the agreed scheme unless the local planning authority gives written consent to any variation.



ISE Trading Ltd
C/O Barnett Ratcliffe
Partnership
FAO Mr Ian Cliffe
The Old Library
Rowley Street
Stafford
Staffs
ST16 2RH

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PERMISSION FOR DEVELOPMENT

12. In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.
- (a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard BS 3998:2010 Tree Work. (b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority. (c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made without the written consent of the local planning authority.



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C/O Barnett Ratcliffe
Partnership
FAO Mr Ian Cliffe
The Old Library
Rowley Street
Stafford
Staffs
ST16 2RH

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PERMISSION FOR DEVELOPMENT

13. All trees, shrubs, hedges and bushes which are to be retained in accordance with the approved plans and particulars shall be protected in accordance with BS 5837: 2012 "Trees in Relation to design, demolition and construction" recommendations for tree protection. This shall include establishing a Root Protection Area (RPA) around each tree, shrub, hedgerow or bush, in accordance with the recommendations of BS 5837: 2012. All RPAs must be enclosed by suitable fencing, as specified by BS 5837: 2012 or as agreed in writing with the local authority or, where specifically approved, protected using ground protection measures to the satisfaction of the local planning authority. No works or alterations to existing ground levels or surfaces shall be undertaken within the RPAs without the prior written approval of the local planning authority. No materials, equipment or vehicles are to enter or be stored within the RPAs. No materials that are likely to have an adverse effect on tree health such as oil, bitumen or cement will be stored or discharged within the RPAs. No fires will be lit within 20 metres of the trunk of any tree that is to be retained. All tree protection measures shall be agreed in writing with the local planning authority and their installation undertaken before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site



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Partnership
FAO Mr Ian Cliffe
The Old Library
Rowley Street
Stafford
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ST16 2RH

Date Registered 8 May 2014
Decision Date 3 September 2014
Issued Date 3 September 2014

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TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

14. Where plans and particulars indicate that specialized construction work is to take place within the Root Protected Area (RPA) of any retained trees, hedgerows or shrubs, prior to the commencement of any development works, an Arboricultural Method Statement (AMS) detailing how any approved construction works will be carried out shall be submitted and agreed in writing by the local planning authority. The AMS shall include details on when and how the works will take place and be managed and how the trees etc. will be adequately protected during such a process



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15. Notwithstanding any information in the application, no development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours ensuring that there are no levels changes within Root Protection Areas; the use of no dig construction techniques; means of enclosure: car parking layouts: other vehicle and pedestrian access and circulation areas; hard surfacing materials: minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (e.g. drainage & sewers, power & communication cables, pipelines etc. indicating lines, manholes supports etc.); retained historic landscaping features and proposals for restoration, where relevant. Soft landscape works shall include planting plans: written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation program]. The approved planting scheme shall be carried within 8 months of the first occupation of the building. Any plants or trees that are removed or die or become seriously damaged or diseased within a period of 5 years from the date of planting shall be replaced with others of similar size and species in the next planting season, unless the local planning authority gives written consent to any variation.



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16. External lighting for the development in the form of nine Realta wall-mounted units attached to the building and eleven Starguard pole mounted units shall only be constructed in accordance with the submitted Thorlux Lighting specifications and layout dated 28.3.2014. No other external lighting shall be erected without the written permission of the Local Planning Authority.
17. The surface water drainage infrastructure shown on drawings nos. 11012/101 Rev K and /102 Rev F shall be constructed before the building is first brought into use.
18. The flood mitigation measures in paragraph 12.4 of the submitted Travis Baker Flood Risk Assessment - Rev. B - No. 11012 dated 20.9.12 - shall be carried out before the building is first occupied.
19. Any construction works within the vicinity of existing trees shall only be carried out under the on-site supervision of the project arboriculturalist in accordance with the specification in the submitted Arboricultural Survey and Methodology for Tree Protection and Construction - March 2014.
20. No development shall be carried out until details of the location and design of a screened, gated and accessible waste and recycling bin storage area has been submitted to and approved in writing by the Local Planning Authority. These shall show that the screening would be finished in facing brick to match the proposed building. Thereafter the building shall not be first used until the approved storage area has been constructed and it shall be retained.



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21. The building shall not be first occupied until details of the design and location of any external air handling or refrigeration plant has been submitted to and approved in writing by the Local Planning Authority and the plant constructed in accordance with the approved details.

The reasons for the Council's decision to grant permission for the development subject to the above conditions are:

1. The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. To define the permission.
3. To define the permission, to safeguard the viability and vitality of Stafford town centre and in the interests of the safety and convenience of uses of the highway (Policies E8 and T1 of The Plan for Stafford Borough)
4. To define the permission and to safeguard the viability and vitality of Stafford town centre (Policies E8 of The Plan for Stafford Borough)
5. To define the permission and to safeguard the viability and vitality of Stafford town centre (Policies E8 of The Plan for Stafford Borough)
6. In the interests of the safety and convenience of users of the highway. (Policy T1c of The Plan for Stafford Borough).
7. To ensure the satisfactory appearance of the development (Policies N1 g and h of The Plan for Stafford Borough).



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PERMISSION FOR DEVELOPMENT

8. In the interests of the safety and convenience of users of the highway. (Policy T1c of The Plan for Stafford Borough).
9. To ensure the provision of adequate off-street facilities in the interests of the convenience and safety of users of the highway. (Policy T2d of The Plan for Stafford Borough).
10. In order to afford proper archaeological investigation recording and protection. (Policy N9 of The Plan for Stafford Borough).
11. To safeguard the character and appearance of the area (Policy N1h of The Plan for Stafford Borough).
12. To safeguard the character and appearance of the area (Policy N1h of The Plan for Stafford Borough).
13. To safeguard the character and appearance of the area (Policy N1h of The Plan for Stafford Borough).
14. To safeguard the character and appearance of the area (Policy N1h of The Plan for Stafford Borough).
15. To safeguard the character and appearance of the area (Policy N1h of The Plan for Stafford Borough).
16. To safeguard the character and appearance of the area (Policy N1h of The Plan for Stafford Borough).
17. To minimise flood risk (Policy N2 of The Plan for Stafford Borough)



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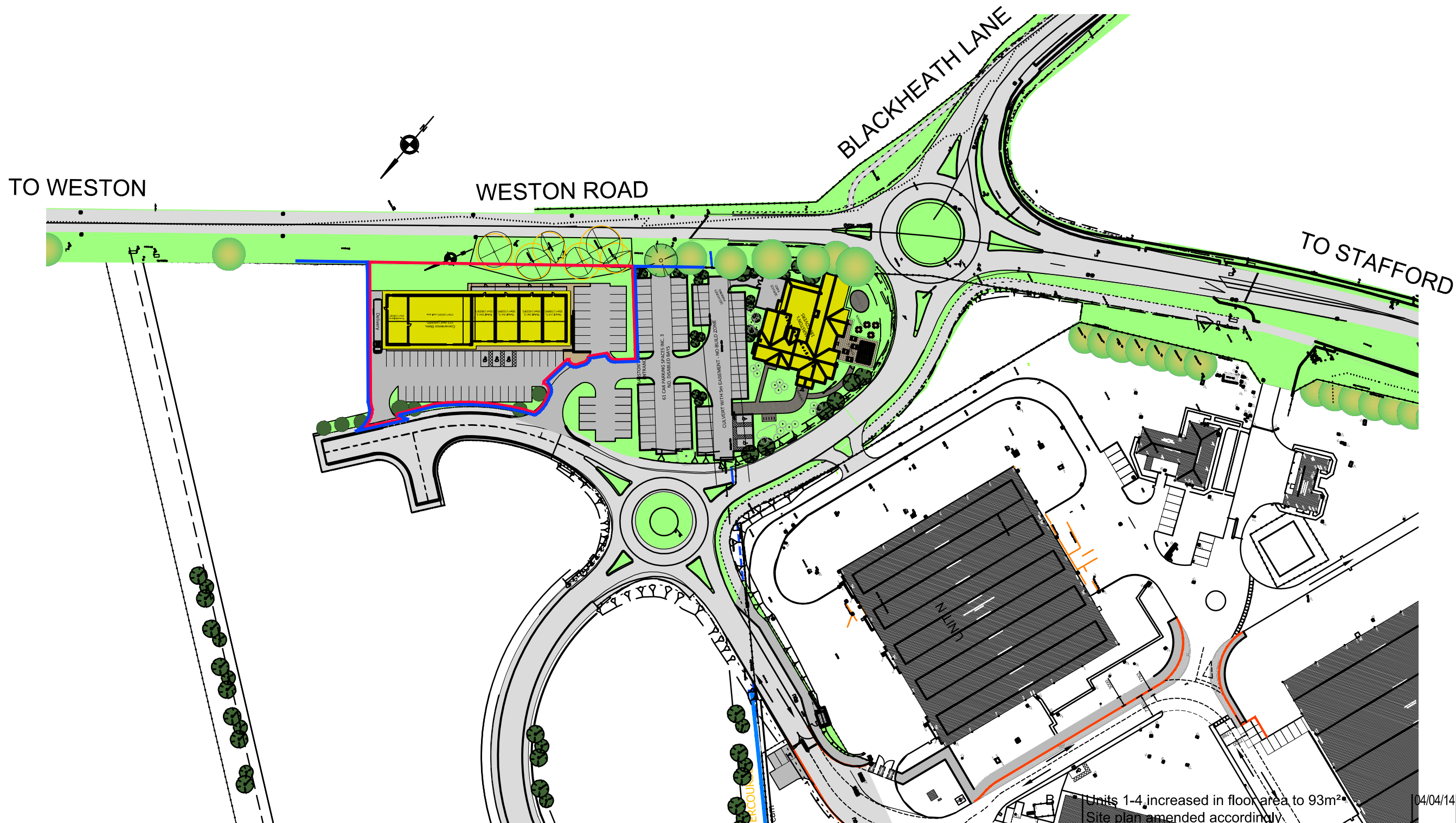
PERMISSION FOR DEVELOPMENT

18. To minimise flood risk (Policy N2 of The Plan for Stafford Borough)
19. To safeguard trees of high amenity value (Policy N1f of The Plan for Stafford Borough)
20. To safeguard visual amenity (Policy N1 of The Plan for Stafford Borough)
21. To safeguard visual amenity (Policy N1 of The Plan for Stafford Borough)

INFORMATIVE(S)

- 1 The proposals are sustainable development in accordance with the National Planning Policy Framework
- 2 The attention of the applicant is drawn to the attached advice of the Police Architectural Liaison Officer, the Environmental Health Officer and the Highway Authority.

Head of Planning and Regeneration
On behalf of the Council



SITE PLAN
(SCALE 1:1250)

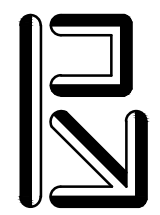


BEACON BUSINESS PARK

B Units 1-4, increased in floor area to 93m²
Site plan amended accordingly. 04/04/14 IC

Rev	Details	Date	By
A	Trees and tree protection areas indicated	31/03/14	IC

All dimensions given are to be verified on site by the responsible contractor. This drawing must not be scaled.
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**Barnett Ratcliffe
Partnership**

Architects and
Development Consultants

The Old Library Rowley Street
Stafford ST16 2RH
Tel: 01785 255088
Fax: 01785 259369
Email: info@barnettratcliffe.co.uk

Client ISE TRADING LTD
Project NEW CONVENIENCE STORES
BEACON BUSINESS PARK
WESTON ROAD, STAFFORD
Drawing LOCATION PLAN

Drawn By IC	Scale 1:1250	@ Sheet A3	Sta PL	Rev
Check By	Date 02/14	Drawing No 1351/PL/01		B



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The Old Library
Rowley Street
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Staffs
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TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

Application No: 14/20153/FUL
Proposed Development: Variation of conditions 1, 4, 10 and 17 of permission 12/17721/OUT to enable the phased commencement of the development
Location: Land Adj Beacon Business Park Weston Road Stafford
O. S. Reference: 394771 324595

Stafford Borough Council, in pursuance of powers under the Town and Country Planning Act, hereby permits the above development in accordance with the accompanying plans and subject to the following conditions :-

1. This is an outline permission only and before a phase or plot of development commences, details of the landscaping (other than those approved details), layout, scale and appearance of development in the phase or on the plot (the reserved matters) shall be submitted to and approved in writing by the Local Planning Authority.
2. Applications for the approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this consent.
3. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.
4. The approved plans are drawing nos. :- the red outlined application site/blue outlined land plan no. 1207/PL/225; the phasing plan no.1104/PL/20; the zoning plan no. 1104/PL/19 Rev A; M13/1155/01A; 1207/PL/20; 1207/PL/22; and 1207/PL/23. All other plans are for illustrative purposes only.



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PERMISSION FOR DEVELOPMENT

5. This permission does not grant or imply consent for Use Class B1(a) office or Use Class B1(b) research and development uses. These uses may only be carried out as ancillary to the primary uses described in condition 6.
6. This permission grants consent for Use Classes A3 (restaurants and cafes), A4 (drinking establishments), B1(c) (light industry), B2 (general industrial), B8 (storage and distribution), C1 (hotel) and D1 (non-residential institutions) uses of the Town and Country Planning (Use Classes) Order 1987 as amended.
7. The development shall only be carried out in accordance with the sequence of phasing shown on drawing no. 1104/PL/20 and in accordance with the zoning plan no. 1104/PL/19 Rev. A unless amendments have been agreed in writing with the Local Planning Authority.
8. The development shall only be carried out in accordance with or in conjunction with the implementation of the Flood Risk Assessment reference 11012 Rev B prepared by Travis Baker Ltd and submitted with application 12/17721/OUT, and in particular the following mitigation measure:- Limiting the surface water runoff to 4 litres per second per hectare for all storm events. This mitigation measure shall be operational before the occupation of any buildings in a phase or on a plot and thereafter shall be operated in accordance with the programme included with the flood risk assessment or with an amended programme to be previously agreed in writing with the Local Planning Authority.



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9. Notwithstanding any details in the application, the construction of buildings in a phase or on a plot of the development shall not be carried out until a surface water drainage scheme for that phase or plot has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved scheme for that phase or plot shall be implemented and completed before the first occupation of any buildings in that phase or on that plot and the drainage system shall be retained.
10. Notwithstanding any information in the application, the construction of buildings in a phase of the development or on a plot shall not be commenced until details of the proposed ground floor slab levels of buildings in relation to existing and proposed grounds levels of that phase or plot and the existing or proposed ground levels of adjoining phases, plots and/or adjoining land have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development of a phase or plot shall only be carried out in accordance with the approved details.
11. No development in any relevant or affected phase or plot shall be carried out unless and until further wildlife habitat surveys and mitigation potential reports for bats, badgers and water voles in relation to the specific four trees identified in the submitted ecology report, within a 30 metre zone around the identified badger sett, and in the identified watercourse or on its banks have been carried out for such a phase or plot and have been submitted to and approved in writing by the Local Planning Authority. Thereafter, development in any such relevant or affected phase or plot shall only be carried out in accordance with or in conjunction with the findings, conclusions or recommendations of the approved reports.



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12. Notwithstanding any details in the application, details of the location, design and luminance of any external lighting proposed in a phase or plot of development shall first be submitted to and approved in writing by the Local Planning Authority before the construction of buildings is commenced in that phase or on that plot. Thereafter, the approved lighting shall be installed and operated in accordance with the approved details before any building in that phase or on that plot is first occupied and no additional or replacement lighting shall be installed in that phase or on that plot without the prior written permission of the Local Planning Authority.
13. No development shall take place within a phase or plot unless and until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation for that phase or plot which has been submitted to and approved in writing by the Local Planning Authority. Thereafter, development in a phase or on a plot shall only be carried out in accordance with or in conjunction with the approved details.
14. Notwithstanding any description/detail in the application documents, this permission does not grant or imply consent for the removal of any boundary hedgerows



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15. Notwithstanding the provisions of condition 1, a phase or plot of the development shall not be carried out until a scheme for the enhancement and management of the biodiversity of that phase or plot has been submitted to and approved in writing by the Local Planning Authority. This shall include the existing hedges, water course and the proposed balancing ponds; the retention of trees; the provision of bat and bird boxes; and a programme for the implementation and management of the scheme. Thereafter, the buildings in that phase or on that plot shall only be brought into use in accordance with the approved programme and the approved works in that phase or on that plot shall be retained.
16. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995, no gates, walls, fences or other means of enclosure shall be erected in a phase without the permission of the Local Planning Authority for that phase.
17. The construction of buildings in a phase or on a plot shall not commence until details of the space for the parking, turning and manoeuvring of vehicles, for pedestrians and cyclists, and for the parking of cycles and motorcycles for that phase or plot have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the buildings in that phase or on that plot shall not be first brought into use until the space has been constructed in accordance with the approved details and it shall be retained.



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18. A phase or plot of the development shall not be commenced unless and until wheel cleaning/washing facilities have been installed on site in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved facility shall be used by all heavy goods vehicles before leaving the site for the entire period of construction works within every phase of development or on every plot unless an alternative location has been agreed in writing with the Local Planning Authority
19. Before a phase or plot of the proposed development commences, a traffic management plan shall first be submitted to and approved in writing by the Local Planning Authority detailing the management and routing of construction traffic, delivery times, and internal compound arrangements for that phase or plot. The development in that phase or on that plot shall thereafter be implemented in accordance with the approved details.
20. No more than 38,000 sq m of light industrial (Use Class B1c) gross floor space, 18,500 sq m of general industry (Use Class B2) gross floor space, 11,000 sq m of warehousing (Use Class B8) gross floor space, and no more than 3,000 sq m gross floor space in total of restaurants/cafes (Use Class A3), drinking establishments (Use Class A4), hotels (Use Class C1) and non-residential institutions (Use Class D1) shall be constructed under this consent.



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21. All trees, shrubs, hedges and bushes which are to be retained or planted in accordance with the approved plans and particulars shall be protected in accordance with BS 5837: 2012 "Trees in Relation to design, demolition and construction" recommendations for tree protection. This shall include establishing a Root Protection Area (RPA) around each tree, shrub, hedgerow or bush, in accordance with the recommendations of BS 5837: 2012. All RPAs must be enclosed by suitable fencing, as specified by BS 5837: 2012 or as agreed in writing with the local authority or, where specifically approved, protected using ground protection measures to the satisfaction of the local planning authority. No materials, equipment or vehicles are to enter or be stored within the RPAs. No materials that are likely to have an adverse effect on tree health such as oil, bitumen or cement will be stored or discharged within the RPAs. No fires will be lit within 20 metres of the trunk of any tree that is to be retained. All tree protection measures and their installation shall be undertaken before commencement of construction or excavation works in a phase or on a plot and shall be maintained until all construction equipment, machinery and surplus materials have been removed from the site.



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22. The landscaping and planting works hereby approved and shown on drawings nos. M13/1155/01A, 1207/PL/20, /22 and /23, in the submitted Plant Supply Schedule Rev A (June 2014), and in the submitted Planting of Infrastructure Boundary - Specification and Maintenance - October 2013, shall be carried out and completed within 8 months of the occupation of the first building to be constructed under this consent or in accordance with a programme to be agreed in writing with the Local Planning Authority before the construction of that first building commences. Thereafter it shall be maintained in accordance with the approved specification. Any plants or trees that are removed or die or become seriously damaged or diseased within a period of 5 years from the date of planting shall be replaced with others of similar size and species in the next planting season unless the local planning authority agrees in writing to any variation

23. The landscaping and planting works to be submitted pursuant to condition 1 for a phase or plot shall be carried out and completed within 8 months of the occupation of a building to be constructed in that phase or on that plot, or within 8 months of the occupation of the last of a number of buildings to be constructed in that phase or on that plot, or in accordance with a programme to be agreed in writing with the Local Planning Authority before the construction of buildings in the phase or on the plot commences. Any plants or trees that are removed or die or become seriously damaged or diseased within a period of 5 years from the date of planting shall be replaced with others of similar size and species in the next planting season unless the local planning authority agrees in writing to any variation



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The reasons for the Council's decision to grant permission for the development subject to the above conditions are:

1. The application has been made for outline permission only.
2. The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
3. The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
4. For the avoidance of doubt as to what is permitted as the application has been submitted for outline purposes only.
5. To safeguard the functions, viability and vitality of Stafford town centre and as no transportation assessment has been made of office or research and development uses (Policies E8 and T1 of The Plan for Stafford Borough)
6. For the avoidance of doubt as to what is permitted
7. To enable the provision of adequate transportation and access infrastructure and to safeguard residential amenity (Policies Stafford 4 - East of Stafford, T1 and N1e of The Plan for Stafford Borough)
8. To minimise flood risk (Policy N2 of The Plan for Stafford Borough)
9. To minimise flood risk (Policy N2 of The Plan for Stafford Borough)
10. To ensure the satisfactory appearance of the development (Policies N1 g and h of The Plan for Stafford Borough).



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Partnership
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11. To safeguard protected species (Policy N4 of The Plan for Stafford Borough)
12. To minimise light pollution and harm to visual amenity (Policy N1 of The Plan for Stafford Borough)
13. To ensure proper archaeological investigation, recording and protection (Policy N9 of The Plan for Stafford Borough)
14. To safeguard the character and appearance of the area. (Policy N1 of The Plan for Stafford Borough).
15. To enhance biodiversity (Policy N4 of The Plan for Stafford Borough)
16. To safeguard the character and appearance of the area. (Policy N1 of The Plan for Stafford Borough).
17. To ensure adequate space for access and parking for the convenience and safety of road users (Policy T2 of The Plan for Stafford Borough)
18. In the interests of the safety and convenience of users of the highway. (Policy T1 of The Plan for Stafford Borough).
19. In the interests of the safety and convenience of users of the highway. (Policy T1 of The Plan for Stafford Borough).
20. To ensure traffic generation does not exceed planned and sustainable highway capacity (Policies Stafford 4 - East of Stafford and T1 of The Plan for Stafford Borough)



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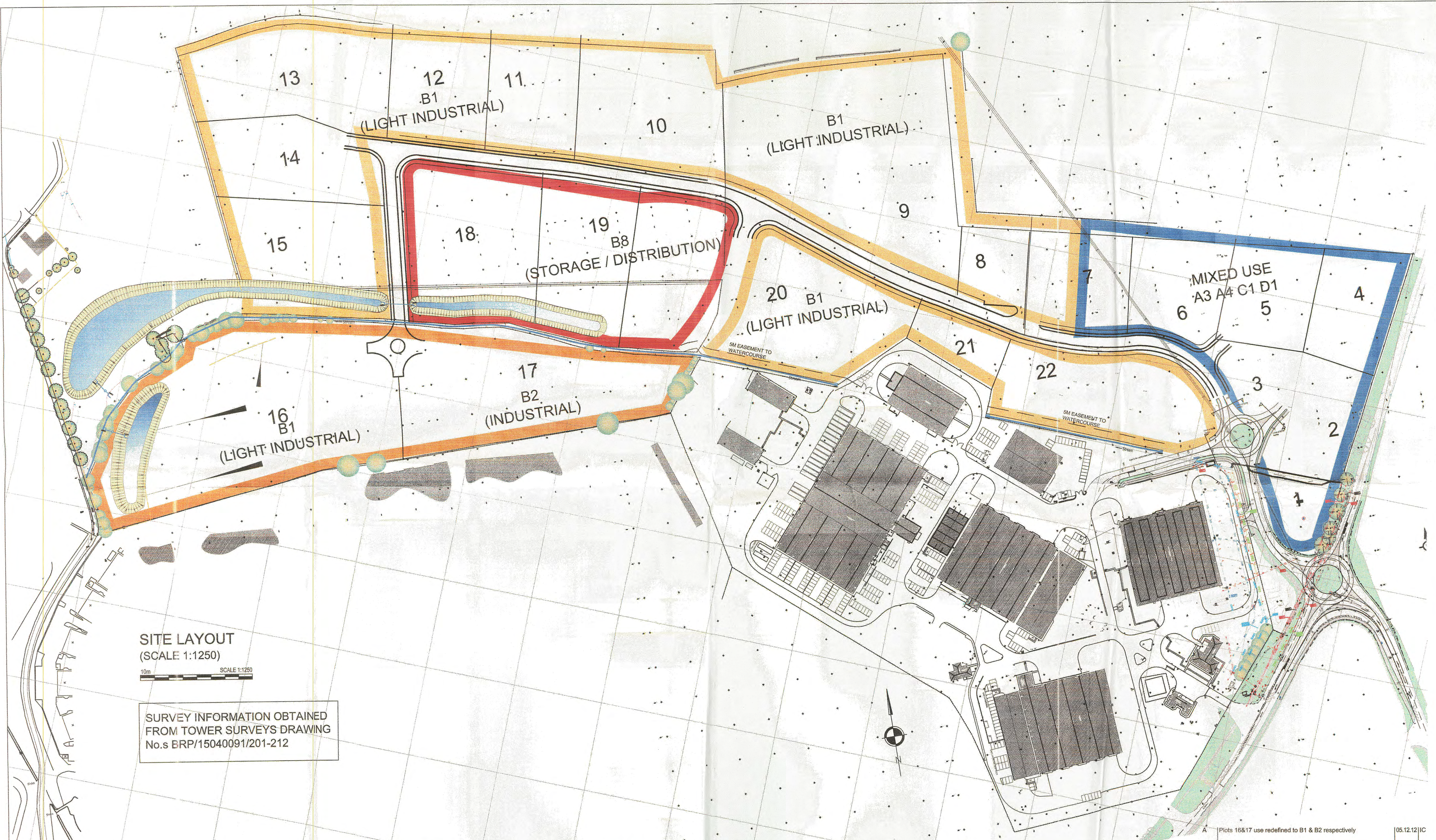
PERMISSION FOR DEVELOPMENT

21. To safeguard the character and appearance of the area (Policy N1h of The Plan for Stafford Borough).
22. To safeguard the character and appearance of the area (Policy N1h of The Plan for Stafford Borough).
23. To safeguard the character and appearance of the area (Policy N1h of The Plan for Stafford Borough).

INFORMATIVE(S)

- 1 The proposals are sustainable development complying with the National Planning Policy Framework.
- 2 The attention of the applicant is drawn to the advice of the Highway Authority, Biodiversity Officer and the Environment Agency attached to planning permission 12/17721/OUT.

Head of Planning and Regeneration
On behalf of the Council



SITE LAYOUT
(SCALE 1:1250)

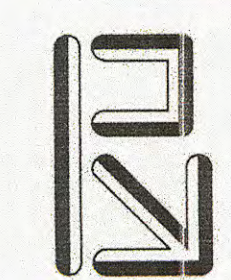


SURVEY INFORMATION OBTAINED
FROM TOWER SURVEYS DRAWING
No.s BRP/15040091/201-212

FOR ILLUSTRATIVE PURPOSES ONLY

Rev	Details	Date	By
A	Plots 16&17 use redefined to B1 & B2 respectively	05.12.12	IC

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**Barnett Ratcliffe
Partnership**
Architects and
Development Consultants
The Old Library
Stafford ST 16 2RH
Tel: 01785 255088
Fax: 01785 259369
Email: info@barnetratcliffe.co.uk

Client ISE TRADING LTD

Project PROPOSED EXTENSION TO
BEACON BUSINESS PARK
WESTON ROAD, STAFFORD

Drawing SITE PLAN
SCHEME

Drawn By	ic	Scale	1:1250	© Sheet	A1	Sta	PL	Rev
Check By		Date	09/12	Drawing No	1104/PL/19			A



Marston's Inns & Taverns/ Wildgoose Construction C/O Peacock And Smith 9C Joseph's Well Hanover Walk Leeds LS3 1AB	Date Registered	8 November 2013
	Decision Date	6 March 2014
	Issued Date	6 March 2014

FAO Steve Buckley

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

4. The proposed manager's flat shall only be used as ancillary or related accommodation to the function of the restaurant/public house. It shall not be sold or let or occupied separately or independently at any time.
5. No development shall be carried out until named samples of the materials to be used for the external walls of the building have been submitted and approved in writing by the Local Planning Authority. Thereafter, only the approved materials shall be used in the construction of the building unless alternatives have been agreed in writing with the Local Planning Authority.
6. The building shall not be first used until the air handling plant shown on the approved drawings has been constructed and thereafter it shall only be operated in accordance with the submitted noise attenuation measures.
7. The development shall only be carried out in accordance with or in conjunction with the implementation of the submitted Flood Risk Assessment reference 11012 Rev B prepared by Travis Baker Ltd (submitted with application 12/17721/OUT which includes the site) and in particular the following mitigation measure:- Limiting the surface water runoff to 4 litres per second per hectare for all storm events. This mitigation measure shall be operational before the occupation of the building and thereafter shall be operated in accordance with the programme included with the flood risk assessment or with an amended programme to be agreed in writing with the Local Planning Authority.



Marston's Inns & Taverns/ Wildgoose Construction C/O Peacock And Smith 9C Joseph's Well Hanover Walk Leeds LS3 1AB	Date Registered	8 November 2013
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8. No development shall take place unless and until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall only be carried out in accordance with or in conjunction with the approved details.

9. In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.
(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard BS 3998:2010 Tree Work. (b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority. (c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made without the written consent of the local planning authority.



Marston's Inns & Taverns/ Wildgoose Construction C/O Peacock And Smith 9C Joseph's Well Hanover Walk Leeds LS3 1AB	Date Registered	8 November 2013
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10. All trees, shrubs, hedges and bushes which are to be retained in accordance with the approved plans and particulars shall be protected in accordance with BS 5837: 2012 "Trees in Relation to design, demolition and construction" recommendations for tree protection. This shall include establishing a Root Protection Area (RPA) around each tree, shrub, hedgerow or bush, in accordance with the recommendations of BS 5837: 2012. All RPAs must be enclosed by suitable fencing, as specified by BS 5837: 2012 or as agreed in writing with the local authority or, where specifically approved protected using ground protection measures to the satisfaction of the local planning authority. No works or alterations to existing ground levels or surfaces shall be undertaken within the RPAs without the prior written approval of the local planning authority. No materials, equipment or vehicles are to enter or be stored within the RPAs. No materials that are likely to have an adverse effect on tree health such as oil, bitumen or cement shall be stored or discharged within the RPAs. No fires shall be lit within 20 metres of the trunk of any tree that is to be retained. All tree protection measures shall be agreed in writing with the local planning authority and their installation undertaken before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site.



Marston's Inns & Taverns/ Wildgoose Construction C/O Peacock And Smith 9C Joseph's Well Hanover Walk Leeds LS3 1AB	Date Registered	8 November 2013
	Decision Date	6 March 2014
	Issued Date	6 March 2014

FAO Steve Buckley

TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

11. Where plans and particulars indicate that specialized construction work is to take place within the Root Protected Area (RPA) of any retained trees, hedgerows or shrubs, prior to the commencement of any development works, an Arboricultural Method Statement (AMS) detailing how any approved construction works will be carried out shall be submitted and agreed in writing by the local planning authority. The AMS shall include details on when and how the works will be take place and be managed and how the trees etc. will be adequately protected during such a process.
12. There shall be no burning on site.
13. No development shall be carried out until details of the storage facilities on site for refuse and recycling bins have been submitted to and approved in writing by the Local Planning Authority. These shall also show that they are accessible for the collection services. Thereafter, the approved facilities shall be constructed before the building is first brought into use and the refuse and recycling bins shall be stored in the approved location.
14. The development shall not be first brought into use unless and until the access road works approved under planning permissions 13/18710/FUL and 13/19295/FUL have been constructed.
15. The development hereby permitted shall not be brought into use until the access, parking, servicing and turning areas have been provided in accordance with the approved plans.



Marston's Inns & Taverns/ Wildgoose Construction C/O Peacock And Smith 9C Joseph's Well Hanover Walk Leeds LS3 1AB	Date Registered	8 November 2013
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16. The parking and circulation areas shown on the approved plans shall be surfaced in a bound material and the parking bays permanently delineated before the development is first brought into use. Thereafter they shall be retained.
17. No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for: (i) a site compound with associated temporary buildings; (ii) the parking of vehicles of site operatives and visitors; (iii) loading and unloading of plant and materials; (iv) storage of plant and materials used in constructing the development; and (v) wheel wash facilities.
18. No development shall be carried out until details of secure and weatherproof cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall not be first used until the approved facilities have been constructed and they shall be retained.
19. Notwithstanding the Town and Country Planning (Use Classes) Order 1987, as amended, and the Town and Country Planning (General Permitted Development) Order 1995, as amended, the premises once constructed shall not be used as a shop (Use Class A1) or for financial or professional services (Use Class A2) at any time.



Marston's Inns & Taverns/ Wildgoose Construction C/O Peacock And Smith 9C Joseph's Well Hanover Walk Leeds LS3 1AB	Date Registered	8 November 2013
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PERMISSION FOR DEVELOPMENT

The reasons for the Council's decision to grant permission for the development subject to the above conditions are:

1. The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. To define the permission.
3. To safeguard the character and appearance of the area. (Saved Policy E&D1(ii) of the Stafford Borough Local Plan 2001).
4. To define the permission and as the standard of residential amenity does not meet this Council's Space About Dwellings Supplementary Planning Guidance. (Saved Policy E&D1(iv) of the Stafford Borough Local Plan 2001).
5. To ensure the satisfactory appearance of the development. (Saved Policy E&D1(ii) of the Stafford Borough Local Plan 2001).
6. In order to minimise noise disturbance (Saved Policy E&D1(iv) of the Stafford Borough Local Plan 2001).
7. To minimise flood risk (Saved Policy E&D50 of the Stafford Borough Local Plan 2001).
8. To ensure proper archaeological investigation, recording and protection (Paragraph 141 of the National Planning Policy Framework).
9. To safeguard the character and appearance of the area. (Saved Policy E&D1(ii) of the Stafford Borough Local Plan 2001).



Marston's Inns & Taverns/ Wildgoose Construction C/O Peacock And Smith 9C Joseph's Well Hanover Walk Leeds LS3 1AB	Date Registered	8 November 2013
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PERMISSION FOR DEVELOPMENT

10. To safeguard the character and appearance of the area. (Saved Policy E&D1(ii) of the Stafford Borough Local Plan 2001).
11. To safeguard the character and appearance of the area. (Saved Policy E&D1(ii) of the Stafford Borough Local Plan 2001).
12. To safeguard the area from fumes and smell. (Saved Policy E&D1(iv) of the Stafford Borough Local Plan 2001).
13. To ensure the satisfactory appearance of the development. (Saved Policy E&D1(iv) of the Stafford Borough Local Plan 2001).
14. In the interests of the safety and convenience of users of the highway. (Saved Policy MV10a of the Stafford Borough Local Plan 2001).
15. In the interests of the safety and convenience of users of the highway. (Saved Policy MV10a of the Stafford Borough Local Plan 2001).
16. In the interests of the safety and convenience of users of the highway. (Saved Policy MV10a of the Stafford Borough Local Plan 2001).
17. In the interests of the safety and convenience of users of the highway. (Saved Policy MV10a of the Stafford Borough Local Plan 2001).
18. In the interests of the safety and convenience of users of the highway. (Saved Policy MV4 of the Stafford Borough Local Plan 2001).



Marston's Inns & Taverns/ Wildgoose Construction C/O Peacock And Smith 9C Joseph's Well Hanover Walk Leeds LS3 1AB	Date Registered	8 November 2013
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	Issued Date	6 March 2014

FAO Steve Buckley

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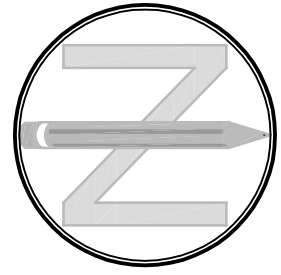
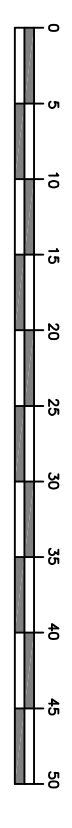
PERMISSION FOR DEVELOPMENT

19. In order to control any cumulative impact from main town centre uses that may harm Stafford town centre and to ensure sufficient on-site parking space remains (Section 2 of the National Planning Policy Framework and Saved Policy MV10d of the Stafford Borough Local Plan 2001)

INFORMATIVE(S)

- 1 The proposals are sustainable development in accordance with the National Planning Policy Framework.
- 2 The attention of the applicant is drawn to the attached advice of this Council's Tree Officer.

Head of Planning and Regeneration
On behalf of the Council



PLANNING

White Design	
WILDGOOSE CONSTRUCTION	
Client:	
Project: MARSTON'S 180 COVERS BEACON BUSINESS PARK STAFFORD	
Title: LOCATION PLAN	
Scale: 1:500 @ A1	Drawn: NAO
Drawing no: 0145 / 12 / 02 01	Date: 04 / 13
Sheet: B	Rev: B
The White House, 24 S Andrews Road, Sheffield, S19 6AL T: 0114 226 0255 F: 0114 226 0256 E: office@whitedesign.co.uk W: www.whitedesign.co.uk	



Rev.	Date	Drawn	Description	Checked
A	09/09/13	MH	LOCATION PLAN UNLABELED BOUNDARY AND ENDED	
B	17/09/13	NAO	RED LINE ADJUSTED TO EXCLUDE ACCESS ROAD	



ISE Trading Ltd
C/O Barnett Ratcliffe
Partnership
FAO: Mr R Barnett
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Stafford
ST16 2RH

Date Registered 12 October 2012
Decision Date 28 February 2013
Issued Date 4 March 2013

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TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

Application No: 12/17721/OUT
Proposed Buildings for Use Class B1(c) - light industry, Use Class
Development B2 - general industrial , Use Class B8 - storage and
distribution and other mixed uses (outline with part
access details)
Location Land Adj Beacon Business Park Weston Road Stafford
O. S. Reference: 394935 324529

Stafford Borough Council, in pursuance of powers under the Town and Country Planning Act, hereby permits the above development in accordance with the accompanying plans and subject to the following conditions :-

1. This is an outline permission only and before any phase of development commences, details of the landscaping of the northern and western sides of the site (a reserved matter) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, before each phase of development commences, details of the layout, scale and appearance of buildings and the layout of access roads in, and the landscaping of, that phase (the reserved matters) shall be submitted to and approved in writing by the Local Planning Authority.
2. Applications for the approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this consent.
3. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Stafford Borough Council

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PERMISSION FOR DEVELOPMENT

4. The approved plans are drawing nos. CDD0070/PA/01, 1104/PL/19 Rev A, and the red outlined application site and phasing plan no. 1104/PL/20. All other plans are submitted for illustrative purposes only.
5. This permission does not grant or imply consent for Use Class B1(a) office or Use Class B1(b) research and development uses. These uses may only be carried out as ancillary to the primary uses described in condition 6.
6. This permission grants consent for Use Classes A3 (restaurants and cafes), A4 (drinking establishments), B1(c) (light industry), B2 (general industrial), B8 (storage and distribution), C1 (hotel) and D1 (non-residential institutions) uses of the Town and Country Planning (Use Classes) Order 1987 as amended.
7. The development shall only be carried out in accordance with the sequence of phasing shown on drawing no. 1104/PL/20 and in accordance with the zoning plan no. 1104/PL/19 Rev. A unless amendments have been approved in writing by the Local Planning Authority.
8. The development shall only be carried out in accordance with or in conjunction with the implementation of the submitted Flood Risk Assessment reference 11012 Rev B prepared by Travis Baker Ltd, and in particular the following mitigation measure:- Limiting the surface water runoff to 4 litres per second per hectare for all storm events. This mitigation measure shall be operational before the occupation of any buildings in each phase and thereafter shall be operated in accordance with the programme included with the flood risk assessment or with an amended programme to be agreed in writing with the Local Planning Authority.

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9. Notwithstanding any details in the application, no phase of the development shall be carried out until a surface water drainage scheme for that phase has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the scheme for that phase shall be implemented and completed before the first occupation of any buildings in that phase and the drainage system shall be retained.
10. Notwithstanding any information in the application, no phase of the development shall be carried out until details of the proposed ground floor slab levels of buildings in that phase in relation to existing and proposed grounds levels of that phase and the existing ground levels of adjoining phases and adjoining land have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development of each phase shall only be carried out in accordance with those approved details.
11. No development in any relevant or affected phase shall be carried out unless and until further wildlife habitat surveys and mitigation potential reports for bats, badgers and water voles in relation to the specific four trees identified in the submitted ecology report, within a 30 metre zone around the identified badger sett, and in the identified watercourse or on its banks have been carried out for such a phase and have been submitted to and approved in writing by the Local Planning Authority. Thereafter, development in any such relevant or affected phase shall only be carried out in accordance with or in conjunction with the findings, conclusions or recommendations of the approved reports.

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12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 and notwithstanding any details in the application, details of the location, design and luminance of any external lighting proposed in a phase of development shall first be submitted to and approved in writing by the Local Planning Authority before development is carried out in that phase. Thereafter, the approved lighting shall be installed and operated in accordance with the approved details before any building in that phase is first occupied and no additional or replacement lighting shall be installed in that phase without the prior written permission of the Local Planning Authority.
13. No development shall take place within each phase unless and until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation for that phase which has been submitted to and approved in writing by the Local Planning Authority. Thereafter, development in each phase shall only be carried out in accordance with or in conjunction with the approved details.
14. Notwithstanding any description/detail in the application documents, this permission does not grant or imply consent for the removal of any boundary hedgerows

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PERMISSION FOR DEVELOPMENT

15. Notwithstanding the provisions of condition 1, no phase of the development shall be carried out until a scheme for the enhancement and management of the biodiversity of that phase has been submitted to and approved in writing by the Local Planning Authority. This shall include the existing hedges, water course and the proposed balancing ponds; the retention of trees; the provision of bat and bird boxes; and a programme for the implementation and management of the scheme. Thereafter, the buildings in that phase shall only be brought into use in accordance with the approved programme and approved works in that phase shall be retained.
16. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995, no gates, walls, fences or other means of enclosure shall be erected in a phase without the permission of the Local Planning Authority for that phase.
17. No phase of development shall be carried out until details of the space for the parking, turning and manoeuvring of vehicles, for pedestrians and cyclists, and for the parking of cycles and motorcycles within that phase have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the buildings in that phase shall not be first used until the space has been constructed in accordance with the approved details and it shall be retained.
18. No phase of the development shall be commenced unless and until wheel cleaning/washing facilities have been installed on site in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved facility shall be used by all heavy goods vehicles before leaving the site for the entire period of construction works within every phase of development unless an alternative location has been approved in writing by the Local Planning Authority.

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PERMISSION FOR DEVELOPMENT

19. Before each phase of the proposed development commences, a traffic management plan shall first be submitted to and approved in writing by the Local Planning Authority detailing the management and routing of construction traffic, delivery times, and internal compound arrangements for that phase. The development in that phase shall thereafter be implemented in accordance with the approved details.
20. No phase of the development shall be brought into use unless and until the current access to the Beacon Business Park onto Weston Road, which shall include the access crossing between the site and carriageway edge made redundant as a consequence of the development hereby permitted, has been permanently closed and the access crossing reinstated as verge/footway.

The reasons for the Council's decision to grant permission for the development subject to the above conditions are:

1. The application has been made for outline permission only.
2. The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
3. The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
4. For the avoidance of doubt as to what is permitted as the application has been submitted for outline purposes only.

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Decision Date 28 February 2013
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PERMISSION FOR DEVELOPMENT

5. For the avoidance of doubt as to what is permitted and as no assessment has been made of any office development as a main town centre use nor has any transportation assessment been made of office or research and development uses (Paragraphs 24, 26 and 32 of the National Planning Policy Framework)
6. For the avoidance of doubt as to what is permitted
7. To enable the provision of adequate transportation and access infrastructure and to safeguard residential amenity (Saved Policies MV10 and E&D1(iv) of the Stafford Borough Local Plan 2001)
8. To minimise flood risk (Saved Policy E&D50 of the Stafford Borough Local Plan 2001)
9. To minimise flood risk (Saved Policy E&D50 of the Stafford Borough Local Plan 2001)
10. To ensure the satisfactory appearance of the development. (Saved Policy E&D1(ii) of the Stafford Borough Local Plan 2001).
11. To safeguard protected species (Paragraph 118 of the National Planning Policy Framework)
12. To minimise light pollution and harm to visual amenity (Paragraph 125 of the National Planning Policy Framework)
13. To ensure proper archaeological investigation, recording and protection (Paragraph 141 of the National Planning Policy Framework)
14. To safeguard the character and appearance of the area. (Saved Policy E&D1(ii) of the Stafford Borough Local Plan 2001).

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15. To enhance biodiversity (Paragraph 118 of the National Planning Policy Framework)
16. To safeguard the character and appearance of the area. (Saved Policy E&D1(ii) of the Stafford Borough Local Plan 2001).
17. To ensure adequate space for access and parking for the convenience and safety of road users (Saved Policy MV10 of the Stafford Borough Local Plan 2001)
18. In the interests of the safety and convenience of users of the highway. (Saved Policy MV10a of the Stafford Borough Local Plan 2001).
19. In the interests of the safety and convenience of users of the highway. (Saved Policy MV10a of the Stafford Borough Local Plan 2001).
20. In the interests of the safety and convenience of users of the highway. (Saved Policy MV10a of the Stafford Borough Local Plan 2001).

INFORMATIVE(S)

- 1 The reasons for the grant of Planning Permission are set out in the 'Issues' section of the attached officer report. Longer reports include a separate 'Summary' section. The report also includes a separate 'Policies' section, which lists the relevant policies taken into account in the determination of the application. This is to comply with The Town and Country Planning (Development Management Procedure) (England) Order 2010.
- 2 The attention of the applicant is drawn to the attached advice of the Highway Authority, Biodiversity Officer and the Environment Agency.

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- 3 The Local Planning Authority has worked in a positive and proactive manner in dealing with this application and entered into pre-application discussions with the applicant to secure a revised/improved scheme, as has been submitted and consequently approved. It is therefore considered that the proposals meet the provisions of Paragraph 186-187 of the NPPF.

Head of Planning and Regeneration
On behalf of the Council

Stafford Borough Council

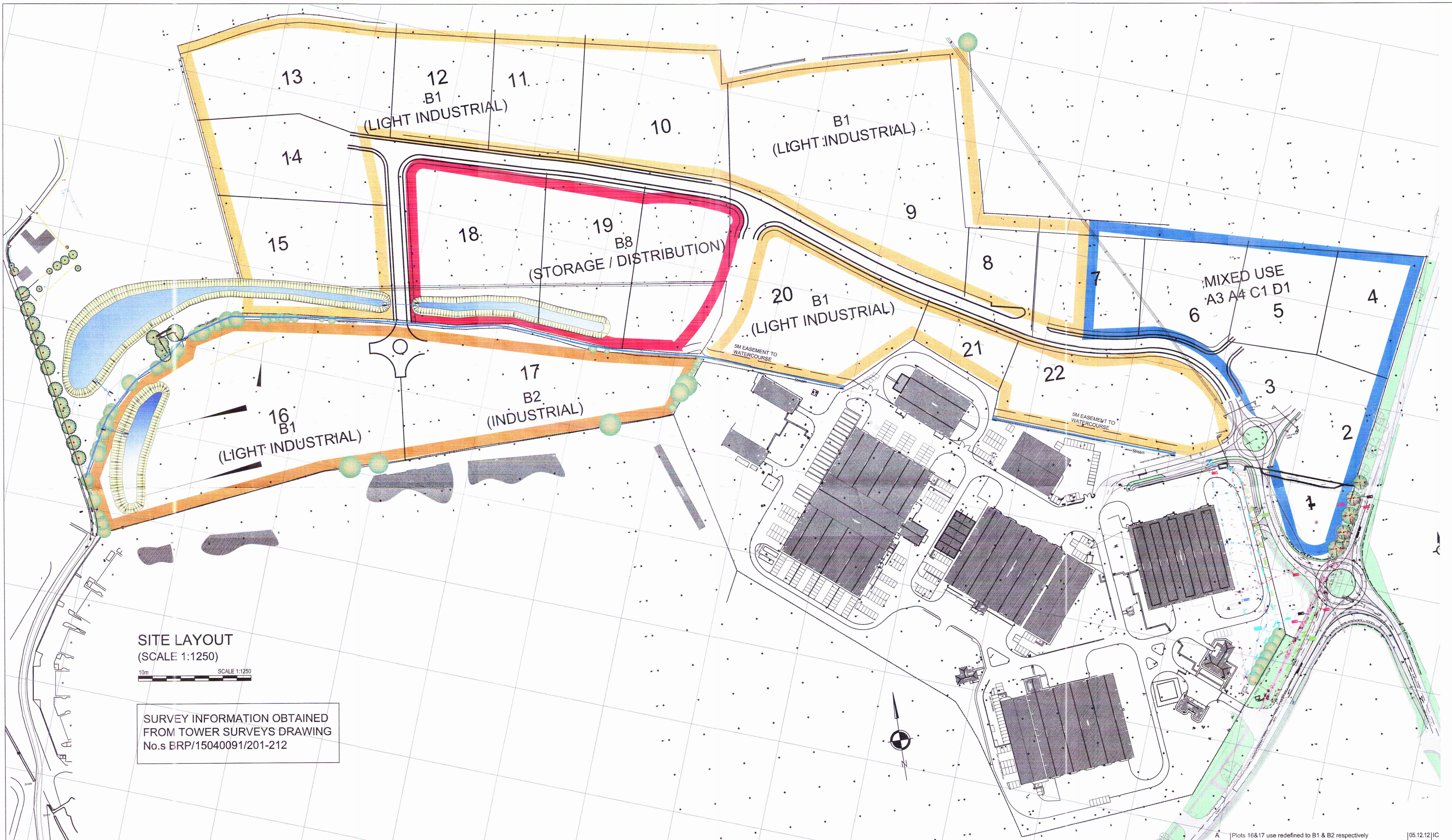
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SITE LAYOUT
(SCALE 1:1250)



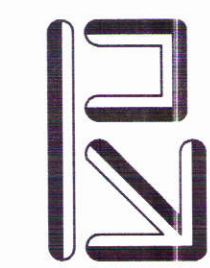
SURVEY INFORMATION OBTAINED
FROM TOWER SURVEYS DRAWING
No.s BRP/15040091/201-212

FOR ILLUSTRATIVE PURPOSES ONLY

A Plots 16&17 use redefined to B1 & B2 respectively 05.12.12/IC

Rev Details Date By

All dimensions given are to be verified on site by the responsible contractor. This drawing must not be scaled.
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**Barnett Ratcliffe
Partnership**

Architects and
Development Consultants

The Old Library Rowley Street
Stafford ST16 2RH
Tel: 01785 255088
Fax: 01785 259369
Email: info@barnettratcliffe.co.uk

Client	ISE TRADING LTD			
Project	PROPOSED EXTENSION TO BEACON BUSINESS PARK WESTON ROAD, STAFFORD			
Drawing	SITE PLAN SCHEME			
Drawn By	ic	Scale 1:1250	@ Sheet A1	Sta Pl
Check By		Date 09/12	Drawing No 1104/PL/19	Rev A



ISE Trading Ltd
C/O Barnett Ratcliffe
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FAO: Mr Ray Barnett
The Old Library
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ST16 2RH

Date Registered 15 April 2011
Decision Date 30 April 2012
Issued Date 30 April 2012

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TOWN AND COUNTRY PLANNING ACT 1990

PERMISSION FOR DEVELOPMENT

Application No: 11/15276/OUT
Proposed Development Outline planning application for mixed use development with highway access
Location Land Adjacent To Beacon Business Park Weston Road
O. S. Reference: 394935 324529

Stafford Borough Council, in pursuance of powers under the Town and Country Planning Act, hereby permits the above development in accordance with the accompanying plans and subject to the following conditions :-

1. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.
3. This is an outline planning permission and before the development is commenced details of the layout of the site including the disposition of roads and buildings; the scale of all buildings and structures; the appearance of all buildings and structures including materials to be used on all external surfaces and the landscaping of the site shall be submitted to and approved by the Local Planning Authority.
4. This outline planning permission only relates to drawing no. 1101/PL/04 revision A. Other plans in the application are submitted for illustrative purposes only.

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Issued Date 30 April 2012

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5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 no gates, fences, walls or other means of enclosure shall be erected without the prior permission of the Local Planning Authority.
6. The approved development shall be used only for purposes within classes A3 (Restaurants and cafes), A4 (Drinking establishments), B1 (Business), B2(General Industrial), B8 (Storage and distribution), C1 (Hotel and hostels) and D1 (Non-residential institutions) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 and as amended by the Town and Country Planning (Use Classes) (Amendment) England) Order 2005.
7. Notwithstanding details of layout pursuant to condition 3 and before the commencement of any phase of development a zoning plan showing the location of uses within each phase shall be submitted to and approved in writing by the Local Planning Authority.
8. Notwithstanding any details within in the application documents, no development shall be commenced unless and until details of proposed ground levels for the whole site have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.
9. Before the commencement of any phase of development details of proposed finished floor slab levels of all buildings within that phase relative to proposed ground floor levels required pursuant to condition 7 shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.

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The Old Library
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Stafford
ST16 2RH

Date Registered 15 April 2011
Decision Date 30 April 2012
Issued Date 30 April 2012

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10. The development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local Planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall include:

- A holistic drainage design for the whole site;
 - Provision of adequate space for water within the development layout (e.g. ponds, wetlands, swales etc);
 - Calculations to show that the 100 year plus climate change flood event remains safely within the drainage system;
 - Details of how the scheme shall be maintained and managed after completion.
11. The development shall be implemented in accordance with the recommendation set out in the Preliminary Geo-Environmental Assessment by Sladen Associates dated March 2011, unless otherwise first agreed in writing by the Local Planning Authority.



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12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 and notwithstanding any description and/or details included in the submitted application, details of the location, design and luminance of any external lighting proposed on any phase of development shall first be submitted to and approved in writing by the Local Planning Authority. The approved lighting shall subsequently be installed and operated in accordance with the approved details. No additional and/or replacement lighting shall subsequently be installed without the prior written permission of the Local Planning Authority.
13. No development shall take place within the area of archaeological interest, (unless otherwise first agreed in writing by the Local Planning Authority in accordance with the phasing of the development), until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.
14. Notwithstanding any description / detail in the application documents, this permission does not grant or imply consent for the removal of any boundary hedgerows

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15. Prior to the to the submission of any reserved matters applications within two years of the date of the granting of this outline consent, species specific surveys for badgers, bats, great crested newts and water vole to determine the presence/extent or absence of these protected species, and as recommended on pages 19 and 20 in the submitted Ecological Impact Assessment by SLR dated March 2011, shall be submitted to the Local Planning Authority. In the event of protected species being found to be present details of any mitigation measures/strategies shall also be submitted for approval in writing by the Local Planning Authority before the submission of any reserved matters application. The works and any mitigation measures shall be implemented in accordance with the approved details before the first occupation of the development and retained or maintained accordingly thereafter.
16. A buffer zone of at least 50m around the identified badger sett shall be maintained, unless a species specific survey to determine the sett status and potential presence of outlier setts has first been submitted and approved in writing by the Local Planning Authority.
17. No development shall be commenced unless and until full details of the proposed signalised junction of the A518/Blackheath Lane, as illustrated on drawing no. 197371-OS-005, have first been submitted to and approved in writing by the Local Planning Authority. Such details shall include further two-dimensional and three dimensional revisions as recommended by a Stage 2 Safety Audit, together with engineering details of construction, surface water drainage and street lighting. The signalised junction of the A518/Blackheath Lane shall thereafter be constructed in accordance with the approved details and be completed prior to the commencement of any phase of the development.

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18. Before each phase of the proposed development commences details shall be submitted to and approved in writing by the Local Planning Authority of all road construction, street lighting, drainage including longitudinal sections and a satisfactory means of draining roads to an acceptable outfall. The development shall thereafter be constructed in accordance with the approved details.
19. No phase of the development shall be brought into use unless and until the existing site access to the existing Beacon Business Park Site, which shall include the access crossing between the site and carriageway edge made redundant as a consequence of the development hereby permitted has been permanently closed and the access crossing reinstated as verge/footway in accordance with details to be first submitted to and approved in writing by the Local Planning Authority.
20. Before each phase of the proposed development commences a Traffic Management Plan shall first be submitted to and approved in writing by the Local Planning Authority detailing the management and routing of demolition/construction traffic, delivery times, and internal compound arrangements. The development shall thereafter be implemented in accordance with the approved details.
21. No phase of the development shall be commenced unless and until wheel cleaning/washing facilities have been installed on site in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The approved facility shall thereafter be utilised by all heavy goods vehicles for the full period of construction works within any phase of development.

The reasons for the Council's decision to grant permission for the development subject to the above conditions are:

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1. The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
3. The application has been made for outline permission only.
4. To define the permission.
5. To safeguard the character and appearance of the area. (Saved Policy E&D1(ii) of the Stafford Borough Local Plan 2001).
6. An unrestricted permission could result in the premises being used in a manner which would cause nuisance through undue noise and general disturbance to the occupiers of nearby residential properties. (Saved Policy E&D5 of the Stafford Borough Local Plan 2001).
7. An unrestricted permission could result in the premises being used in a manner which would cause nuisance through undue noise and general disturbance to the occupiers of nearby residential properties. (Saved Policy E&D5 of the Stafford Borough Local Plan 2001).
8. To ensure the satisfactory appearance of the development. (Saved Policy E&D1 (ii) and (iv) of the Stafford Borough Local Plan 2001).
9. To ensure the satisfactory appearance of the development. (Saved Policy E&D1 (ii) and (iv) of the Stafford Borough Local Plan 2001).

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10. To prevent the increased risk of flooding, to improve and protect water quality, improve habitat amenity and ensure future maintenance of these features. Saved Policy E&D50 of the Stafford Borough Local Plan 2001.
11. To prevent pollution. (Saved Policy E&D55 of the Stafford Borough Local Plan 2001).
12. In order to safeguard the visual amenities of the locality and to ensure the minimisation of light pollution and light spread. (Saved Policy E&D1 (iv) of the Stafford Borough Local Plan 2001).
13. In order to afford proper archaeological investigation recording and protection. (Saved Policy E&D34 of the Stafford Borough Local Plan 2001).
14. To define the permission.
15. To safeguard protected species and their habitats. (Paragraph 16 of Planning Policy Statement 9: Biodiversity and Geological Conservation).
16. To safeguard protected species and their habitats. (Paragraph 16 of Planning Policy Statement 9: Biodiversity and Geological Conservation).
17. In the interests of the safety and convenience of users of the highway. (Saved Policy MV10 (a) of the Stafford Borough Local Plan 2001).
18. In the interests of the safety and convenience of users of the highway. (Saved Policy MV10 (a) of the Stafford Borough Local Plan 2001).
19. In the interests of the safety and convenience of users of the highway. (Saved Policy MV10 (a) of the Stafford Borough Local Plan 2001).

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20. In the interests of the safety and convenience of users of the highway.
(Saved Policy MV10 (a) of the Stafford Borough Local Plan 2001).
21. In the interests of the safety and convenience of users of the highway.
(Saved Policy MV10 (a) of the Stafford Borough Local Plan 2001).

INFORMATIVE(S)

- 1 The reasons for the grant of Planning Permission are set out in the 'Issues' section of the attached officer report. Longer reports include a separate 'Summary' section. The report also includes a separate 'Policies' section, which lists the relevant policies taken into account in the determination of the application. This is to comply with the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003.
- 2 That the applicants attention be drawn to the comments of Staffordshire County Council Public Rights of Way Section in the attached letter.

Head of Planning and Regeneration
On behalf of the Council

Stafford Borough Council

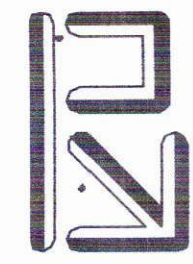
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Partnership**
Architects and
Development Consultants

The Old Library Rowley Street
Stafford ST16 2RH
Tel: 01785 266088
Fax: 01785 266369
Email: info@barnetratcliffe.co.uk

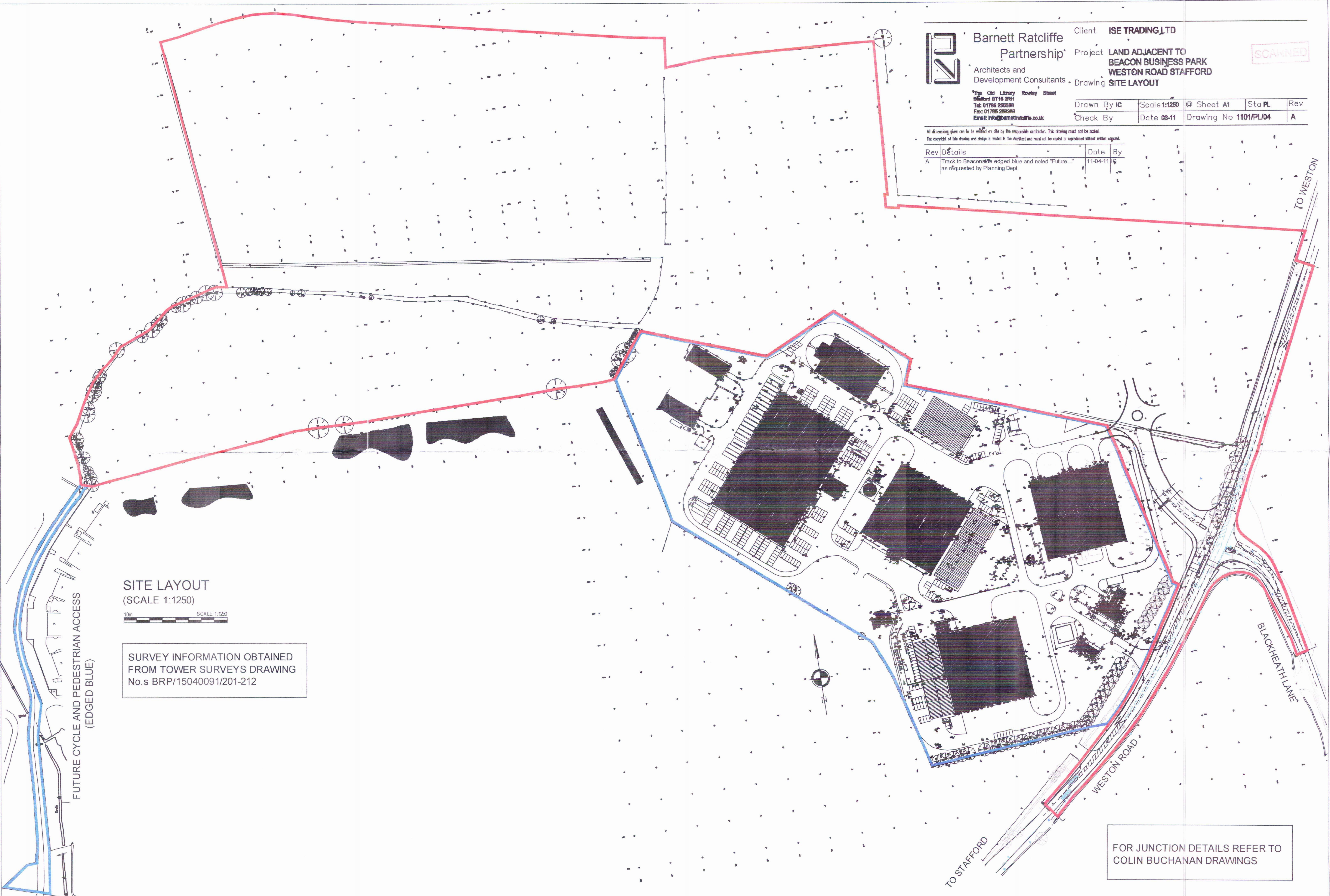
Client **ISE TRADING LTD**
Project **LAND ADJACENT TO
BEACON BUSINESS PARK
WESTON ROAD STAFFORD**
Drawing **SITE LAYOUT**

SCANNED

Drawn By	IC	Scale	1:1250	@ Sheet	A1	Sta	PL	Rev
Check By		Date	03-11	Drawing No	1101/PL/04			A

All dimensions given are to be verified on site by the responsible contractor. This drawing must not be scaled.
The copyright of this drawing and design is vested in the Architect and must not be copied or reproduced without written consent.

Rev	Details	Date	By
A	Track to Beacon site edged blue and noted "Future..." as requested by Planning Dept	11-04-11	



SITE LAYOUT
(SCALE 1:1250)



SURVEY INFORMATION OBTAINED
FROM TOWER SURVEYS DRAWING
No.s BRP/15040091/201-212

FUTURE CYCLE AND PEDESTRIAN ACCESS
(EDGED BLUE)

TO STAFFORD

WESTON ROAD

BLACKHEATH LANE

TO WESTON

FOR JUNCTION DETAILS REFER TO
COLIN BUCHANAN DRAWINGS