SOUTH HOLLAND DISTRICT COUNCIL

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Crowland Health Centre

Address Line 1

Thorney Road

Address Line 2

Crowland

Address Line 3

Lincolnshire

Town/city

Peterborough

Postcode

PE6 0AL

Description of site location must be completed if postcode is not known:

Easting (x)

524159

Northing (y)

310118

Description

Applicant Details

Name/Company

Title

Mr

First name

Sean

Surname

McMulkin

Company Name

NHS Property Services Ltd

Address

Address line 1

23 Stephenson Street

Address line 2

Address line 3

Town/City

Birmingham

County

Country

UK

Postcode

B2 4HQ

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Niall

Surname

McDonald

Company Name

Portakabin Ltd

Address

Address line 1

Portakabin Ltd

Address line 2

Bennett Road

Address line 3

Town/City

Highbridge

County

Country

United Kingdom

Postcode

TA9 4PW

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Proposed temporary siting of portacabin building to provide additional consulting rooms

Reference number

H02-0182-25

Date of decision (date must be pre-application submission)

14/07/2025

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 4:
The development hereby permitted shall not commence until a biodiversity gain plan has been submitted to and approved in writing, by the Local Planning Authority. The development shall then be carried out in accordance with the details as approved.
Reason: To comply with Schedule 7A of the Town and Country Planning Act (1990, as amended).
This Condition is imposed in accordance with Schedule 7A of the Town and Country Planning Act (1990, as amended) and Policy 28 of the South East Lincolnshire Local Plan, 2019.

Condition 5:
Prior to any vegetation clearance (defined as the deliberate removal of any semi-natural vegetative habitat e.g., grassland, trees, and native shrubs); or prior to the commencement of any development hereby permitted (whichever comes first); a written 30-year Habitat Management and Maintenance Plan (HMMP) for the Site in question shall be submitted to and approved in writing by the Local Planning Authority.
The approved HMMP shall be strictly adhered to and implemented in full for its duration and shall contain:
A) Aims, objectives and targets for management, including habitat target conditions matching the Statutory Biodiversity Metric submitted with the application.
B) Details of the phasing and implementation of the habitats
C) Details of the management operations necessary to achieving aims and objectives.
D) Preparation of a works schedule, including timescales for habitat clearance and habitat creation and/or enhancement.
E) Details of the monitoring needed to measure the effectiveness of management and details of an assessment as to whether the target condition is achieved within the time to target period specified within the approved metric.
F) Details of the persons responsible for the implementation and monitoring.
G) Mechanisms of adaptive management and remedial measures to account for changes in the work schedule to achieve required targets.
Reason: To meet the requirements in delivering the Mandatory Biodiversity Net Gain and to ensure net gain in biodiversity is provided on site.
This Condition is imposed in accordance with Schedule 7A of the Town and Country Planning Act (1990, as amended) and Policy 28 of the South East Lincolnshire Local Plan, 2019.

Has the development already started?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Biodiversity gain plan
Habitat Management Plan
Biodiversity Metric
Supporting Document

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

◯ Yes
⊘ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

- [x] I / We agree to the outlined declaration

Signed

Niall McDonald

Date

30/09/2025