

PROPOSED EXTENSION TO WORKSHOP
AT
TOWN GROVE, QUADRANT
FOR
MBE (FABRICATIONS) LTD FURBS

STATEMENT TO ACCOMPANY PLANNING APPLICATION AND
INCORPORATING - DESIGN AND ACCESS STATEMENT
- DESK TOP STUDY APPENDIX 'A'
- CORRESPONDANCE FROM WELLAND
AND DEERING'S I.D.B.
APPENDIX 'B'

- 1 MBE FABRICATIONS LTD IS AN ESTABLISHED EMPLOYER/BUSINESS CONCERNED WITH THE MANUFACTURE OF METAL PRODUCTS PRIMARILY PRE FABRICATED METAL INSPECTION PITS, SUB STRUCTURE PITS AND VEGETABLE HARVESTING SYSTEMS (U.H.S)
- 2 OVER THE YEARS MBE FABRICATIONS LTD HAS EXPANDED, PREVIOUS PERMISSIONS INCLUDE
 - HIS - 1192 - 98 SINGLE STOREY EXTENSION TO OFFICE - COMPLETED
 - HIS - 0174 - 04 SINGLE STOREY EXTENSION TO OFFICE - NOT BUILT
 - HIS - 1651 - 04 EXTENSION TO WORKSHOP - COMPLETED
 - HIS - 1270 - 07 EXTENSION TO SPRAYSHOP AND EXTENSION TO WORKSHOP BOTH COMPLETED
 - HIS - 0252 - 08 EXTENSION TO VHS WORKSHOP AND ADDITIONAL YARD AREA. WORKSHOP FLOOR INSTALLED, SOME EXTERNAL WORKS COMPLETED, SOME PARTIALLY COMPLETE
 - HIS - 1063 - 14 SINGLE STOREY EXTENSION TO OFFICE - FOUNDATION AND FLOOR SLAB IN
 - HIS - 0458 - 16 RESUBMISSION OF HIS - 0252 - 08 WITH ADDITION OF LEAN TO ON THE REAR. FLOOR SLAB INSTALLED TO MAIN FLOOR AREA
- 3 MBE FABRICATIONS ARE EXPERIENCING DEMAND FOR THEIR PREFABRICATED INSPECTION PITS BOTH NATIONALLY AND INTERNATIONALLY, PITS HAVE BEEN EXPORTED TO AFGHANISTAN
ANGOLA
ANTARCTICA
CANADA
FRANCE
MEXICO
NETHERLANDS
NIGERIA
NORWAY
QATAR
SAUDI ARABIA
U.S.A

THESE INSPECTION PITS ARE UTILISED IN THE AUTOMOTIVE AND RAILWAY INDUSTRY WITH THE LATTER REQUIRING LENGTHY PITS OF 160 TO 200 METRES IN LENGTH WHICH ARE CONSTRUCTED IN SEGMENTS AND BOLTED TOGETHER ON SITE
- 4 AT PRESENT BUILDING 'A' ALONG WITH THE SHOT BLAST OXY AND SPRAY OXY IN BUILDING 'B' ARE ALL CAPABLE OF ACCOMMODATING 22 METRE LONG PITS/SEGMENTS. IN ADDITION THE SINGLE OXY SPRAY ROOM IS FORMING A BOTTLENECK IN THE PRODUCTION LINE. PITS FIRST HAVE TO BE PRIMED THEN HAS TO DRY THEN PIT IS MASKED AND INSIDE IS SPRAYED THIS THEN HAS TO DRY,

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THE PIT IS RE MASKED AND THE EXTERIOR IS SPRAYED, THIS THEN HAS TO DRY BEFORE IT CAN BE TAKEN OUT OF THE SPRAY ROOM TO BE FITTED OUT. THE PREVIOUS EXISTANT PERMISSION FOR THE EXTENSION TO BUILDING 'B' HIS-045B-16 WOULD ONLY BE CAPABLE OF ACCOMMODATING 20 METRE LONG PITS WHICH AT THE TIME OF THE APPLICATION WAS ADEQUATE

5 TO OVERCOME THE BOTTLENECK CAUSED BY THE SINGLE SPRAY BAY AND TO REGULARISE THEIR PRODUCTION PROCESS THE APPLICANTS ARE TO

A - PROVIDE A SECOND SPRAY BAY

B - INCREASE THE DEPTH OF THE EXTENSION TO BUILDING 'B' HIS-045B-16 BY 2 METRES SO IT CAN ALSO ACCOMMODATE 22 METRE LONG PITS

BUILDING 'B' HAS ELONGED OVER TIME AND THE APPLICANTS ARE GOING TO TAKE THE OPPORTUNITY OF REORGANISING THE INTERNAL LAYOUT TO IMPROVE THEIR EFFICIENCY. OVERALL THIS NEW APPLICATION WILL PROVIDE $25.6 m^2$ OF ADDITIONAL FLOOR AREA TO THE PREVIOUS APPROVED AND EXISTANT PERMISSION HIS-045B-16

6 THE PROVISION OF THE SECOND SPRAY BAY WILL INVOLVE AN EXTENSION TO THE FRONT OF BUILDING 'B' WHICH WILL BE A CONTINUATION OF A PREVIOUS EXTENSION. THIS EXTENSION WILL BE CARRIED OUT UNDER PERMITTED DEVELOPMENT RIGHTS, CORRESPONDANCE HAS BEEN SUBMITTED TO THE S.M.D.C PLANNING DEPARTMENT FOR CONFIRMATION OF THIS REF PE-0005B-20 (COPY ATTACHED)

RE THE INCREASE TO THE DEPTH OF THE PREVIOUSLY APPROVED WORKSHOP EXTENSION HIS-045B-16, CONTACT WAS MADE BY PHONE WITH THE PLANNING DEPARTMENT 19-2-2020 PLANNING OFFICER D GRANT WHO CONFIRMED THAT AS THERE WOULD BE AN INCREASE IN THE FLOOR AREA AN AMENDMENT TO APPLICATION HIS-045B-16 IS NOT POSSIBLE AND AS THE EXTENSION IS NOT SUBSTANTIALLY COMPLETE A NEW APPLICATION WOULD BE REQUIRED FOR THE PREVIOUSLY APPROVED EXTENSION ALONG WITH THE ADDITIONAL 2 METRES - HENCE THIS APPLICATION.

AS WITH THE PREVIOUS APPLICATION IT IS INTENDED THAT THE WORK WILL BE CARRIED OUT IN TWO PHASES PHASE 1 GRID B TO 10 AND PHASE 2 GRID 10 TO 12

7 RE SIZE OF THE EXTENSIONS - THESE ARE DICTATED BY OPERATIONAL NEEDS AS WELL AS BY THE BUILDING TO BE EXTENDED. RE HEIGHT, THE PROFILE OF THE EXISTING BUILDING IS TO BE CONTINUED WITH A RINK AND NOMINAL STEP IN THE JUNCTION WITH THE LEAN TO IN ORDER TO ENSURE ADEQUATE HEADROOM INTERNALLY. THE DEPTH IS DICTATED BY THE LENGTH OF THE PITS TO BE MANUFACTURED AND THE NUMBER OF BAYS I.E LENGTH OF THE EXTENSION IS DICTATED BY VOLUME OF WORK

8 ANY STRUCTURE WILL BE VISIBLE / NOTICEABLE, BUT THE IMPACT OF THE PROPOSAL IS LESSENED / MADE LESS NOTICEABLE BY

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8 CONT

- OLIVE GREEN AND LIGHT GREY CLADDING TO MATCH EXISTING
- OLIVE GREEN CLADDING IS TYPICAL OF STEEL FRAMED FARM BUILDINGS IN THE REGION
- THE EXTENSION IS ON BUILDING 'B' AND SO SHIELDED FROM VIEWS FROM THE ROAD BY BUILDING 'A' AND 'C' AND LANDSCAPING AT THE FRONT OF THE SITE. WHEN VIEWED FROM THE REAR YES THE PROPOSAL IS OBVIOUS BUT AS PREVIOUSLY STATED THERE IS AN EXISTANT PERMISSION WHICH WOULD LOOK VERY MUCH THE SAME AS THIS PRESENT APPLICATION
- SURROUNDING PROPERTIES AND LANDSCAPING SCREEN THE SITE AND THE PROPOSALS

9 SITE SCREENING AND LANDSCAPING WAS PART OF PREVIOUS PERMISSION HIS-0252-08. THE EXISTING LANDSCAPED EARTH BUND TO THE NORTHERN BOUNDARY FORMS A VISUAL AS WELL AS AN ACOUSTIC BARRIER. DUE TO THE ACQUISITION OF THE ADDITIONAL LAND THIS BUND WILL NEED TO BE MOVED NORTH TO SUIT THE NEW BOUNDARY LINE. IN ORDER TO MAKE BEST USE OF THE SITE THIS NEW BUND WILL BE CONSTRUCTED USING A RETAINING WALL ON THE APPLICATION SIDE OF THE BUND THUS ENABLING AN ADDITIONAL 6 METRES OF LAND TO BE UTILISED

THE TREES NOTED ON THE SITE PLAN AS EXISTING AS T1 TO T6 THAT ARE TO BE REMOVED DUE TO REPOSITIONING OF THE EARTH BUND (ALONG WITH TREES T7 TO T9 THAT ARE TO REMAIN) WERE PLANTED BY THE APPLICANT ON THEIR OWN INITIATIVE AND WERE NOT REQUIRED TO BE PLANTED AS PART OF ANY PLANNING CONDITION

TREES NOTED T7 TO T10 THAT ARE TO REMAIN ARE MINIMUM 48 METRES FROM THE PROPOSED EXTENSION SO WILL NOT BE EFFECTED BY THE PROPOSALS

THE APPLICANT IS KEEN ON PROVIDING SOMETHING FOR THE WILDLIFE AND DUE TO THE WIDTH OF THE LAND BEHIND BUILDING 'B' THE APPLICANT IS PROPOSING AN INDIGENOUS HAWTHORN HEDGEROW TO RUN THE WHOLE LENGTH OF THE NORTHERN BOUNDARY

THE PLANTING SCHEME SHOWN IS A MINIMUM, THE APPLICANT WILL PROBABLY PROVIDE ADDITIONAL PLANTING AS THEY DID WITH HIS-0252-08 BY PLANTING TREES T1 TO T9

10 DRAINAGE - STORM WATER

- SOUTH HOLLAND DISTRICT COUNCIL RESIDUAL PEAK FLOOD DEPTH MAP YEAR 2115 DATED 2017 REVISION B SHOWS THE SITE IS NOT AT RISK FROM FLOODING
- TO REDUCE RISK OF FLOODING ELSEWHERE THE PROPOSAL WILL DISCHARGE STORM WATER ON THE APPLICATION SITE AND INCORPORATE TWO PRINCIPLES
 - A ACT AS A SOAKAWAY
 - B BY USING STORMCELL TYPE UNITS THE SOAKAWAY WILL ALSO ACT A RETENTION SYSTEM WITH POSSIBLE OVERFLOW TO PRIVATE DYKE TO THE WEST OF THE SITE - TO BE AGREED WITH W & A.I.D.B

CONT

10 CON'T

- C ALTHOUGH L.C.C HIGHWAYS ARE THE LEAD AUTHORITY ON STORM DRAINAGE ISSUES THE LOCAL I.D.B HAVE MUCH INPUT AS IT IS THEIR SYSTEMS WHICH SERVE / DRAIN THE AREA. CONTACT WAS MADE BY TELEPHONE WITH CRAIG SHINKIN AND NICK MORRIS ON 5TH NOVEMBER 2020 TO DISCUSS THE PROPOSALS, AS THESE ARE ON SITE SOAKAWAYS THE W & D.I.B.B HAVE NO COMMENT TO MAKE ON THE DESIGN OF THESE, BUT IF AN OVERFLOW IS PROVIDED A FEE WILL BE PAYABLE TO THE W & D.I.B.B

THE PROVISION OF AN OVERFLOW IS BASED UPON SUGGESTION IN THE SUBS DESIGN MANUAL.

GUIDANCE FROM S.H.I.D.B FOR PROJECT IN SPALDING REQUIRED 105 LITRES OF STORAGE FOR EVERY ONE SQUARE METRE OF IMPERVIOUS AREA FOR A RETENTION LAGOON WITH ATTENUATED DISCHARGE.

AREA OF EXTENSION $498.1 \text{ m}^2 \times 0.105 = 52.3 \text{ m}^3$ OF STORAGE

VOLUME OF STORMCELL PROPOSED $45 \times 3 \times 0.4 \times 95\% = 51.3 \text{ m}^3$

ALTHOUGH THIS FIGURE IS SLIGHTLY BELOW 52.3 IT IS CONSIDERED ACCEPTABLE AS

- STORMCELLS WILL ALSO BE ACTING AS A SOAKAWAY
- NO PAST PROBLEMS WITH FLOODING ON SITE AS CONFIRMED BY APPLICANT
- SEE APPENDIX 'B' FOR INFORMATION FROM W & D.I.B.B AS SUBMITTED ON PREVIOUS APPLICATIONS
- 472.5 m^2 OF THIS PROPOSED IMPERVIOUS AREA IS COVERED BY AN EXTANT PLANNING PERMISSION HIS-045B-16 WHICH LEAVES 25.6 m^2 OF ADDITIONAL IMPERVIOUS AREA.

11 CONTAMINATED LAND

THERE ARE TWO FILLED PITS ON THE SITE WHICH IN THE PAST HAS RESULTED IN A CONDITION BEING IMPAIRED FOR A DESK TOP STUDY

SEE APPENDIX 'A' FOR A COPY OF THIS DOCUMENT AS SUBMITTED AND APPROVED ON PREVIOUS APPLICATIONS

12 LAND OWNERSHIP

AS CAN BE SEEN ON THE SITE AND LOCATION PLANS THE APPLICANT ALSO OWNS THE NEIGHBOURING COTTAGE TO THE SOUTH EAST. THIS COTTAGE CAME UP FOR SALE AND TO PROTECT THEMSELVES FROM POSSIBLE COMPLAINTS FROM FUTURE OWNER / OCCUPIERS THE APPLICANT DECIDED IT WAS IN THEIR BEST INTEREST TO PURCHASE THE PROPERTY

13 STAFF NUMBERS

THE EMPLOYMENT FIGURES STATED IN THIS APPLICATION DIFFER FROM THOSE IN PREVIOUS APPLICATION HIS-045B-16, THIS IS DUE TO THE FACT THAT MORE INSPECTION PITS ARE BEING PRODUCED BY THE COMPANY AND LESS V.H.S WORK. THE PRODUCTION OF THE INSPECTION PITS IS LESS LABOUR INTENSIVE THAN THE EQUIVALENT V.H.S WORK (V.H.S = VEGETABLE HARVESTING SYSTEMS)

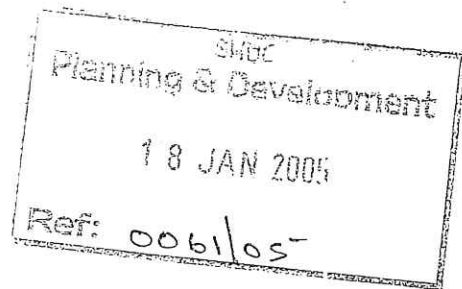
CON'T

14 RE ITEM 20 ON PLANNING APPLICATION FORMS 'HOURS OF OPENING'. THE HOURS STATED ARE THE STANDARD WORK HOURS, WHEN ONLY LONGER HOURS CAN BE WORKED

APPENDIX A'

DESK TOP STUDY

16th December 2004



For the attn. of Jeanette Reith

South Holland District Council
Environmental Services
Priory Road
Spalding

Dear Ms. Reith

PROPOSED OFFICE EXTENSION TO PREMISES AT TOWN DROVE,
QUADRING FOR MBE FABRICATIONS LIMITED
PLANNING REFERENCE H15-0174-04

Further to receiving Planning permission on 23rd March 2004, and my discussions with Alison Means, we enclose known information on the former pits on the site.

Pit no. 1 coloured green on the attached plan was approximately 1.5 to 2.0 m deep and was filled in by Council operatives in 1973/74, with material from nearby road works and generally consisted of concrete kerbs, hardcore and tarmac. The kerbs were removed at the time by our client and re-used. S.R.C. Ltd have carried out trial holes in order to design the raft to support previous extension (Planning ref H15-1192-98, Building Regulations ref B15-0711-02) and also for the proposed extension.

Pit no. 2 coloured red on the plan again was filled in by the Council in the mid 60's with general waste, this pit being up to 3m deep. The pit has long since been covered over and is presently used as part of the yard area.

In 1986/87 a steel framed structure was erected without permission on pit no. 2. Subsequent investigations revealed that the pit was overlaid with approximately 1250mm of non organic fill and although methane was detected it was only after 225 diameter holes were formed on the floor for monitoring purposes. Due to Planning/Court Action this building was re-sited to it's present location to the north of the site.

To date our Clients have experienced no problems with landfill gases in the existing buildings. To alleviate any concerns you may have and also to satisfy Building Control a methane membrane will be incorporated into the floor structure.

continued/.....

page 2

Our Client started his business of metalwork fabrication over 30 years ago out of three small sheds on the land that fronts onto Town Drove. The business has expanded since, which involved the addition of two acres of land to the north that the VHS workshop now stands on.

The only known service crossing the site is a water pipe serving our Client's property.

Would you please let us know if the enclosed information will satisfy Condition no. 2.

Should you wish to discuss the enclosed please do not hesitate to contact this office.

Yours sincerely
Poddingtons

ROBERT BOOR

enc.

DRAWING ISSUE SHEET

PODDINGTONS

Architectural Design Consultants

Unit 7, The Flaxmill, Flaxmill Lane, Pinchbeck, Spalding,
Lines. PE11 3XQ.

Tel: 01775 720866 Fax: 01775 720877

CLIENT *MBE FABRICATIONS LTD*

SITE ADDRESS

*DOWN DRIVE
QUADRANT
LINES*

PLANNING REF HIS-0174-04

JOB NUMBER *302)*

TO *PLANNING DEPARTMENT
S.H.D.C*

PLEASE FIND ENCLOSED THE FOLLOWING DRAWINGS

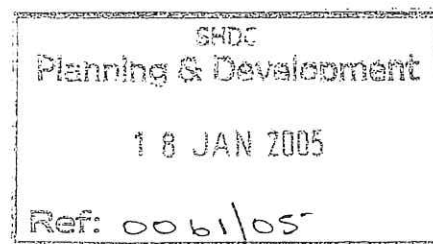
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<i>302)-3</i>	<i>A</i>	<i>SITE & LOCATION (ANNOTATED)</i>	<i>4</i>
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<i>INFORMATION ON FILLED PITS</i>			<i>4</i>
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TO SATISFY CONDITION NO 2 ON PLANNING APPROVAL
HIS-0174-04 WE ENCLOSE PLANS & DETAILS.

PRIOR TO MAKING CONDITION COMPLIANCE APPLICATION THE
ABOVE INFORMATION WAS SENT DIRECT TO ENVIRONMENTAL HEALTH.
PODDINGTONS CONTACTED MIKE R KRAMER ON 17-1-05 WHO
VERBALLY APPROVED DETAILS SUBJECT TO INCORPORATING
METHANE MEMBRANE IN FLOOR.



THESE DETAILS ISSUED FOR

☐ INFORMATION ☐ CONSTRUCTION ☒ APPROVAL ☐

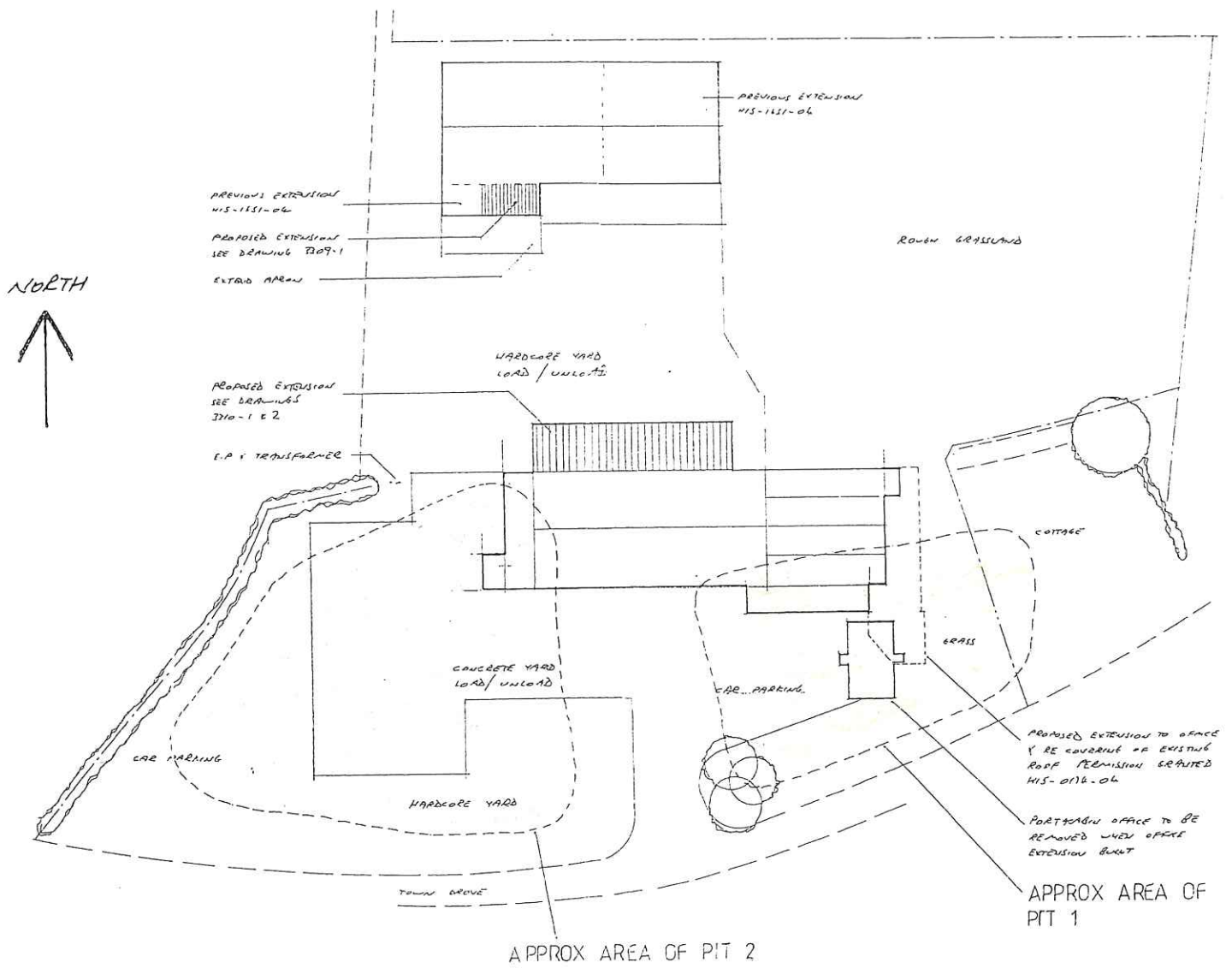
DISTRIBUTION

REMARKS

SIGNED

R

DATE *12-1-05*



SITE PLAN 1:1000

APPENDIX 'B'

CORRESPONDANCE FROM WELLAND AND
DEEPINGS INTERNAL DRAINAGE BOARD

Welland & Deepings Internal Drainage Board

Deeping House, Welland Terrace, Spalding, Lincs. PE11 2TD.

Tel : (01775) 725861

Fax : (01775) 767689

Clerk to the Board
Mrs Maralyn Robinson

Engineer to the Board
Mr Stan Pywell

Our Ref. SWP/TF

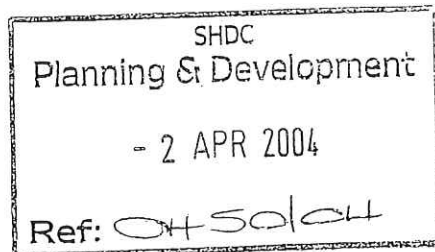
Your Ref.



This matter is being
handled by
Stan Pywell

Robert Boor,
Poddingtons,
Unit 7,
The Flaxmill,
Flaxmill Lane,
Pinchbeck,
Spalding,
Lincs. PE11 3XQ.

6th February, 2004



Dear Robert,

MBE Fabrications - Office Extension at Town Drove, Quadring

Further to your fax regarding the above I would comment as follows :-

The Board have a number of watercourses all of which eventually drain eastwards to the Board's Risegate Eau Pumping Station some 10 km away. The station discharges via gravity or/and pumps into the tidal River Welland.

Over the past twenty years improvement works have been undertaken to the main watercourses as far as the Town Drove area. These watercourses are regularly maintained and any repairs required are immediately put in hand.

The design water levels in the Marlode system are 1.47 m O.D.N. at the Town Dam Drove railway crossing and 1.65 m O.D.N. at the Town Drove junction. The Board's system is designed to provide approximately 600mm of freeboard to the 1:25 year event. It is unlikely that any overbank topping would occur for events less than 1:100 years. Obviously blocked culverts or serious channel slips could reduce this standard.

Your clients land, I believe, would drain northwards via private farm dykes into the Board's Marlode Drain.

The area, according to the Environment Agency's indicative flood plain maps, does lie within the fluvial flood risk area. However, this map does not take account of the high

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standards of protection offered by the Internal Drainage Board system I have no knowledge of any flooding within this area following the improvement schemes.

Should you require any further information please do not hesitate to contact me

Yours sincerely,

A handwritten signature in dark ink, appearing to be 'H. H. H.', written over a horizontal line.

Engineer to the Board.

