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FILE COPY

Town and Country Planning Act 1990 Planning Permission

Reference: H16-0221-15 Received: 24th March 2015

Type: SEC 73 MODIFICATION

Name: JP Builders
183 Woolram Wygate
Spalding
Lincs

Agent: Remway Design Ltd
Treetops
The Raceground
Spalding
Lincs
PE11 3AP

Description: Demolish existing dwelling and erect 8 dwellings - approved under H16-0101-11. Removal of Condition 4 relating to affordable housing.

Location : 49 HAWTHORN BANK SPALDING

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the proposal described above, subject to any condition(s) set out below:

- 1 Application for approval of reserved matters pursuant to condition 2 (below) must be made not later than three years from the 30th of July 2012 and the development must be begun before the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004. The

- 2 No development shall take place without the prior written approval of the Local Planning Authority of all details of the following matters:
 - i) the external appearance of building(s), including a schedule of external materials to be used;
 - ii) the landscaping of the site;
 - iii) the means of sewage and surface water disposal;
 - iv) the existing and proposed site levels and floor levels of the buildings and hard surfaced areas.

Reason: The application was submitted in outline only and the above details are required to enable the Local Planning Authority to assess the detailed design, appearance and layout of the development as well as ensure that appropriate access and services are provided to serve the

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development.

This Condition is imposed in accordance with Policies SG12, SG13, SG14 and SG18 of the South Holland Local Plan 2006.

- 3 The development hereby permitted shall be carried out in accordance with the following plans approved under planning permission H16-0101-11:
Dwg. nos. 1845-01; 1845-02 Revision D and 1845-03 Revision A.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 4 Prior to the commencement of the development hereby permitted, details of proposals for parking all vehicles associated with the construction works, including employees private cars, clear of the highway, shall be submitted to and approved in writing by the Local Planning Authority. Parking shall be restricted in accordance with the details so approved.

Reason: In the interests of the amenity of local residents.

This Condition is imposed in accordance with Policy SG17 of the South Holland Local Plan 2006.

- 5 Before the commencement of the development hereby permitted details of the hours of working during the construction period shall be submitted to and approved in writing by the Local Planning Authority. Work shall only take place during the hours so approved by the Local Planning Authority.

Reason: In the interests of the amenity of local residents.

This Condition is imposed in accordance with Policy SG17 of the South Holland Local Plan 2006.

- 6 Details of the precautions to be taken to prevent the deposit of mud on public highways by vehicles travelling from the site during construction of the development shall be submitted to and approved in writing by the Local Planning Authority before the development commences. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority. These precautions shall be made available before commencement of the construction of the development and be kept available and in full working order until such time as the Local Planning Authority agrees in writing to their withdrawal or the completion of the development.

Reason: In the interests of highway safety during the construction process.

This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006.

- 7 The development hereby permitted shall not be commenced until a scheme to deal with any contamination of land or pollution of controlled waters has been submitted to and approved in



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writing by the Local Planning Authority (LPA) and until the measures approved in that scheme have been implemented. The scheme shall include all of the following measures unless the LPA dispenses with any such requirement in writing.

i) If identified as being required following the completion of the desk-top study, a site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle, in order that any potential risks are adequately assessed taking into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the LPA without delay upon completion.

ii) Thereafter, a written method statement detailing the remediation requirements for land contamination and/or pollution of controlled waters affecting the site shall be submitted to and approved in writing by the LPA, and all requirements shall be implemented and completed to the satisfaction of the LPA. No deviation shall be made from this scheme without the express written agreement of the LPA. If during redevelopment contamination not previously considered is identified, then the LPA shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing by the LPA.

iii) Two full copies of a full closure report shall be submitted to and approved in writing by the LPA. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post-remediation sampling and monitoring results shall be included in the closure report to demonstrate that the required remediation has been fully met.

Note

The applicant is advised that the phased risk assessment required by the Contaminated Land Scheme Condition should be carried out in accordance with the procedural guidance of the Environmental Protection Act 1990 Part 11A.

The applicant's attention is also drawn to the document entitled "Developing Land Within Lincolnshire - A guide to submitting planning applications to develop land that may be contaminated", which can be obtained through the Local Environmental Health Department.

Reason: To assess whether the site is polluted and to address any pollution to ensure a satisfactory development. This Condition is imposed in accordance with Policy SG13 of the South Holland Local Plan 2006.

- 8 Before any dwelling is occupied, the detailed design and location of all lighting to be provided to roads and footpaths within the development shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme of lighting shall be implemented in its entirety before any dwelling is occupied and thereafter retained.

Reason: To ensure that the Local Planning Authority retains control over these matters, in the interests of the visual amenity of the overall development, to prevent light pollution and to ensure

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that the development is adequately lit.

This Condition is imposed in accordance with Policies SG14 and SG17 of the South Holland Local Plan 2006

- 9 Prior to the demolition of No. 49 Hawthorn Bank a report prepared by a qualified bat ecologist shall be submitted to and approved in writing by the Local Planning Authority in consultation with Natural England. The report(s) shall identify whether or not there are any bat colonies or roosts on the site within both trees and buildings.
- Should any such bat colonies or roosts be found on the site a detailed mitigation strategy shall submitted to and approved in writing by the Local Planning Authority in consultation with Natural England in respect of the bat population on the site. The mitigation strategy shall include the following elements and shall be implemented in full in accordance with a timetable to be approved in writing by the Local Planning Authority in consultation with Natural England:
- i) Any buildings with nationally or internationally important bat roosts (this may involve large numbers of bats, less common species or a maternity roost) shall be retained on site unless an alternative roost which is proven to be successful can be provided;
 - ii) Where any locally important roosts are to be demolished this should take place under the supervision of a licensed bat ecologist and should take place when bats are absent (usually in winter). Alternative roosts of a design and in locations to be approved shall be provided on the site.

Reason: To ensure that any bats and bat roosts on the site are protected, or that alternative roosts are provided. This Condition is imposed in accordance with national guidance contained in Section 11 of the National Planning Policy Framework.

- 10 Details of secure cycle storage facilities for each dwelling shall be submitted to and approved in writing by the Local Planning Authority before any dwelling is occupied. The agreed details shall be implemented for each dwelling prior to occupation and thereafter retained.

Reason: To ensure that adequate secure facilities are provided for the storage of cycles. This Condition is imposed in accordance with Policy SG15 of the South Holland Local Plan 2006.

- 11 Prior to the commencement of development, a schedule of external improvement works to No. 51 Hawthorn Bank shall be submitted to the Local Planning Authority. The improvement works to No. 51 Hawthorn Bank, as approved by the Local Planning Authority, shall commence concurrently with any demolition of No. 49 Hawthorn Bank. The external improvement works shall be substantially completed before first occupation of any part of the development hereby approved.

Reason: As details have not been provided with the application and to ensure a satisfactory appearance to No. 51 Hawthorn Bank.

This Condition is imposed in accordance with Policy SG20 of the South Holland Local Plan 2006.

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The Local Planning Authority has acted positively and proactively in determining this application by assessing the application against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise and subsequently determining to grant planning permission in as timely a manner as possible in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Copies of all documentation submitted in connection with this application can be viewed online at www.sholland.gov.uk/doitonline/plandev/plansearch.aspx.



Paul Jackson
Planning Manager

9th July 2015

H16-0221-15

This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation.