

JJR/18-02159

13 March 2019

South Holland District Council
Priory Road
Spalding
Lincolnshire
PE11 2XE

55 Spring Gardens
Manchester M2 2BY

0370 777 6292
info@rapleys.com
rapleys.com

LONDON
BIRMINGHAM
BRISTOL
CAMBRIDGE
EDINBURGH
HUNTINGDON
MANCHESTER

Dear Sir / Madam

Re: Lidl UK GmbH – Application to Discharge of Planning Conditions 6, 7, 8, 11 and 12 attached to Planning Permission Ref: H16-0867-17 for the erection of a class A1 food store, new access, service yard, car parking, landscaping and associated works at Former Welland Hospital Site/Former Garage, Holbeach Road, Spalding, Lincolnshire, PE11 2HX .

We act on behalf of Lidl Great Britain Limited and are instructed to submit a planning application seeking approval of details reserved by a condition in respect of the above development. The application was formally approved by South Holland District Council on 21st August 2018.

The application was approved with a number of conditions requiring discharge prior to commencement. Accordingly, we seek to discharge the following conditions:

Condition	Topic	Status of Condition
6	Archaeology	Prior to commencement
7	Construction Management Scheme	Prior to commencement
8	Precautions of Mud Deposits	Prior to commencement
11	Land Contamination	Prior to commencement
12	Schedule of External Materials	Prior to commencement

We enclose the following documents to the planning application, which was submitted to South Holland District Council via the Planning Portal (Ref. PP-07700486) on 13th March 2019.

- Archeological Monitoring and Recording WSI prepared by Broadland Archaeology;
- Construction Management Plan (Dwg No. 7277L-20 Rev. C);
- Lidl Designers Risk Register dated July 2018;
- Construction Phase Health and Safety Plan prepared by 2MS Ltd Construction;
- Example Site Hoarding (Dwg No. 374-01);
- Design Risk Register (Dwg No. 7227L);
- Fire Exit Plan;
- Residual Risks (Dwg No. LD(13)-XF-06);
- Site Set up Plan;
- Remediation Strategy and Verification Plan (Report Ref. 1057-R-01);

RAPLEYS LLP IS REGISTERED AS A
LIMITED LIABILITY PARTNERSHIP
IN ENGLAND AND WALES

REGISTRATION NO: OC308311

REGISTERED OFFICE:
FALCON ROAD, HINCHINGBROOKE
BUSINESS PARK, HUNTINGDON
PE29 6FG

REGULATED BY RICS

- External Surface Materials Plan (Dwg No. 7277L-25 Rev. B); and,
- Elevational Plan (Dwg No. 7227L-22 Rev. C).

The planning application fee in the amount of £116 has been paid via Planning Portal.

In addition to the above, the specific information in respect of planning conditions 6, 7, 8, 11 and 12 are provided below.

Condition 6 – Archaeology

“A copy of the final report required in connection with Condition 4 above shall be submitted within three months of the work being carried out to the Local Planning Authority and the Lincolnshire Historic Environment Record. The material and paper archive required as part of the written scheme of investigation shall be deposited with an appropriate archive in accordance with guidelines published in The Lincolnshire Archaeological Handbook.”

In this regard, please refer to the enclosed Archeological Monitoring and Recording Written Scheme of Investigation, which addresses the above requirements.

Condition 7 - Construction Management Scheme

“A detailed scheme of construction management to minimise disturbance during the construction process through noise, dust, vibration and smoke shall be submitted to and approved in writing by the Local Planning Authority before the development commences and the construction process shall be carried out in accordance with the scheme so approved. It shall also include a method statement, detailing how construction traffic, site personnel vehicles, materials deliveries and site accommodation will be managed to safeguard highway safety, free passage along Holbeach Road and residential amenity.”

In this regard, please refer to the enclosed Construction Management Plan (Dwg No. 7277L-20 Rev. C), Lidl Designers Risk Register dated July 2018, Construction Phase Health and Safety Plan prepared by 2MS Ltd Construction, Example Site Hoarding (Dwg No. 374-01), Design Risk Register (Dwg No. 7227L), Fire Exit Plan, Residual Risks (Dwg No. LD(13)-XF-06) and Site Set up Plan which addresses the above requirements.

Condition 8 - Precautions of Mud Deposits

“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.”

In this regard, please refer to the enclosed Construction Management Plan (Dwg No. 7277L-20 Rev. C), Lidl Designers Risk Register dated July 2018, Construction Phase Health and Safety Plan prepared by 2MS Ltd Construction, Example Site Hoarding (Dwg No. 374-01), Design Risk Register (Dwg No. 7227L), Fire Exit Plan, Residual Risks (Dwg No. LD(13)-XF-06) and Site Set up Plan which addresses the above requirements.

Condition 11 – Land Contamination

“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 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:

iii) 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. 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.

iv) 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.”

In this regard, please refer to the enclosed Remediation Strategy and Verification Plan (Report Ref. 1057-R-01), which addresses the above requirements.

Condition 12 - Schedule of External Materials

“Before the commencement of the development hereby permitted beyond oversite a schedule of external materials of construction of buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the materials so approved.”

In this regard, please refer to the enclosed Elevational Plan (Dwg No. 7227L-22 Rev. C) and the External Surface Materials Plan (Dwg No. 7277L-25 Rev. B) which addresses the above requirements.

Conclusion

We look forward to confirmation of early validation and determination of the application, however should you require any further information or have any queries in respect of the submitted documentation, please contact the undersigned in the first instance.

Yours sincerely,

J J Romero

J J Romero (Mar 13, 2019)

Joseph Romero

BA (Hons) MSc

Planner

Town Planning

07467 955228