

FILE COPY

Town and Country Planning Act 1990 Planning Permission

Reference: H16-0525-15 Received: 9th June 2015

Type: FULL

Name: Blakemore Retail Ltd
Long Acres Industrial Estate
Rose Hill
Willenhall
West Midlands
WV13 2JP

Agent: A D M Surveyors Ltd
3a The Parade
Needham Avenue
Glen Parva
Leicestershire
LE2 9JW

Description: Erection of a single retail unit - Use Class A1

Location : 210 WINSOVER ROAD SPALDING

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

- 1 The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Plans 1918/PL01, 1918/PL02 and 1918/PL03 and Remediation Strategy dated 17 February 2010 prepared by Pick Everard.

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

- 3 Before the commencement of the development hereby permitted, full details of the existing and proposed site levels and proposed floor levels of the 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 details so approved.

Reason: Because there are insufficient details to assess this issue at this stage and to ensure that the Local Planning Authority retains control over the finished site and floor levels of the development, in the interests of the amenity of adjacent residents and its visual and architectural relationship with adjacent development.

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

- 4 No deliveries shall be taken at or dispatched from the site outside the hours of 0900 and 1700 other than two single daily deliveries in a light vehicle between 0700 and 0900 hours and such single deliveries shall be via the main entrance to the stores.

Reason: To safeguard the amenities of nearby residents.

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

- 5 The shops hereby permitted shall not be open to customers outside the following times:
- 0700 and 2300 hours Mondays to Saturdays.
- 0700 and 2100 hours Sundays and Bank Holidays.

Reason: To safeguard the amenities of nearby residents.

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

- 6 The development hereby permitted shall be constructed so that no surface water falling onto the site will discharge directly or indirectly onto the adjacent public highway.

Reason: In the interests of the safety and convenience of those using the adjacent public highway.

This condition is imposed in accordance with Policy SG12 of the South Holland Local Plan 2006.

- 7 The compressor units shall be enclosed on all sides and noise from fixed plant and machinery shall not exceed a level equivalent to 30dB LA eq 5 minutes during the hours of 2200 and 0700 as measured at a height of 1.5 metres at any residential boundary.

Reason: To safeguard the amenities of nearby residents.

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

- 8 Notwithstanding the submitted details, prior to the commencement of development there shall be submitted to and approved in writing by the Local Planning Authority the following:

- Details of the wall to the rear of the delivery area.
- Precise details of the numbers and types of customer cycle stands to be provided.
- Details of protected cycle storage facilities for staff.

- Details of litter bins to be provided.

The development shall thereafter be completed in accordance with the submitted details.

Reason: Because there are insufficient details to assess these issues at this stage and to ensure a satisfactory development.

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

- 9 The use of the shop hereby permitted shall be restricted to uses falling within Class A1 of the Town and Country Planning (Use Classes) Order 1987, but this permission shall not extend to cover uses within Classes (d), (e), (f), (i), (j), and (k) of Class A1 of that Order.

Reason: To safeguard the amenities of the locality, and to ensure that excessive demands are not placed on the available parking spaces.

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

- 10 Unless otherwise agreed in writing by the Local Planning Authority, prior to the building being brought into use a barrier shall be installed near the pedestrian access point onto Winsover Road in accordance with details to be submitted to and approved in writing by the Local Planning Authority, such as to reduce the risk of pedestrians exiting the site.

Reason: In the interests of the safety of pedestrians.

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

- 11 Details of the external illumination of all buildings and areas of the site including details of luminance and fields of illumination shall be submitted to and approved in writing by the Local Planning Authority prior to the first use of those buildings and areas and there shall be no external illumination other than that so approved.

Reason: Because there are insufficient details to assess these issues at this stage and to prevent light pollution and to ensure that the development is adequately lit.

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

- 12 Before the commencement of the development hereby granted, full details of the means of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The details so approved shall be implemented in full before the development hereby permitted is first brought into use.

Reason: Because there are insufficient details to assess these issues at this stage and to ensure

that the site is adequately drained, to avoid pollution, and to prevent increased risk of flooding. This Condition is imposed in accordance with Policies SG11 and SG13 of the South Holland Local Plan 2006, and national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

- 13 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 unless the LPA dispenses with any such requirement in writing.

i) A desk-top study carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk-top study shall establish a 'conceptual site model' and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/Quantitative Risk Assessment (or state if none required). Two full copies of the desk-top study and a non-technical summary shall be submitted to the LPA without delay upon completion.

ii) 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.

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 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.

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). The report shall also include a plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

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.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

contacts:
admin: 01775 764723
dc officers: 01775 764703
s/board: 01775 761161
facsimile: 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

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.

- 14 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. Work shall only take place during the hours so approved unless otherwise agreed in writing 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.

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

Note(s):

Prior to the submission of details for any access works within the public highway the developer must contact the Divisional Highways Manager at Lincolnshire County Council(via call centre Tel: 01522 782070) for application, specification and construction information.

The developer is advised to note the contents of the letter from Lincolnshire Police dated 19 June 2015.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

contacts:
admin: 01775 764723
dc officers: 01775 764703
s/board: 01775 761161
facsimile: 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk



Paul Jackson
Place Manager

20th August 2015

H16-0525-15

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.