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South Holland District Council
Planning Department
Priory Road
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4909LE/L013

27th September 2024

Dear Sir/Madam

SUBMISSION OF DETAILS RESERVED BY CONDITIONS 10, 11, and 13 PURSUANT TO PLANNING PERMISSION H16-0373-23 AT TULIP ACADEMY SPALDING - WATERSIDE CAMPUS, NEVILLE AVENUE, SPALDING, PE11 2EH

On behalf of our client, Tilbury Douglas, on behalf of the Department for Education (DfE), we hereby submit an application to discharge conditions 10, 11, and 13 of planning permission H16-0373-23 for the demolition of school building and erection of two-storey teaching block with associated parking and landscaping and temporary siting of classroom units, construction of temporary access and car parking and temporary hardstanding during construction period at Tulip Academy – Spalding, Waterside Campus, Neville Avenue, Spalding, PE11 2EH. Planning permission was granted on the 8th of November 2023.

The application has been submitted via the Planning Portal today (with planning portal reference number (PP-13438283).

The details submitted to discharge the conditions are set out below.

Condition 10 – Bat and Bird Boxes

Condition 10 reads as follows:

"Prior to the occupation of the development hereby permitted, a scheme shall be submitted to and agreed in writing by the Local Planning Authority for the location of bat and bird boxes within the application site to encourage wildlife development. The agreed scheme shall be implemented prior to the completion of the development."

In order to discharge condition 10, the following document has been provided:

- Biodiversity Enhancement Plan 12th September 2024 ref: SQ-2449

The report contains the details and locations of the bat and bird boxes as proposed within the development and sets out a framework for enhancing biodiversity on the site. The plan sets out enhancements to ensure that the development impacts positively on the surrounding environment.

Condition 11 – Cycle Spaces

Condition 11 reads as follows:

"Prior to the building hereby permitted being first brought into use, 17 cycle spaces shall be provided in the vicinity of the building, consisting of a design and positions which shall first be submitted to and approved in writing by the Local Planning Authority. The cycle storage shall be retained thereafter for lifetime of the development."

In order to discharge condition 11, the following plans have been provided:

- Hard Landscape Plan - SRP1094-INF-00-XX-D-L-9001
- Site Wide Hard Landscape Plan - SRP1094-INF-00-XX-D-L-9006
- Soft Landscape Plan - SRP1094-INF-00-XX-D-L-9601
- Site Wide Soft Landscape Plan - SRP1094-INF-00-XX-D-L-9606

These plans show the proposed locations of the Sheffield Cycle Stands providing 14 no. cycle spaces within the relocated cycle store and a further 2 Sheffield Stands situated to the south of this store providing a further 4 spaces. In total, 18 no. cycle spaces will be provided to the north of the school.

Condition 13 – External Illumination

Condition 13 reads as follows:

"Details of the external illumination of the building hereby permitted and areas of the site subject to pedestrian or vehicular access and parking 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."

In order to discharge condition 13, the following plans/documents have been provided:

- External Lighting Calculations - SRP1094-DGL-01-XX-T-E-6305- Dodd Group
- Site Wide Hard Landscape Plan - SRP1094-INF-00-XX-D-L-9006 C11

The accompanying External Lighting Calculations document include the lighting specification and shows the proposed locations of lighting fittings. The Site Wide Hard Landscape Plan details the areas of the site subject to pedestrian or vehicular access and parking, as required by the condition.

In light of the documents hereby submitted, we trust that the abovementioned conditions can be discharged.

If in the meantime there is anything else you require, please do hesitate to contact me.

Yours sincerely

Harriet Whalley
Planner
DPP