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| DEVELOPMENT CONTROL SECTION | |
| 01 DEC 2008 | |
| DATE RECEIVED | |
| Referred To | |

North Lincolnshire Council
Development Control
PO Box 42
Scunthorpe
North Lincolnshire
DN15 6XQ

Our ref: AN/2008/106497/01-L01

Your ref: PA/2008/1338

Date: 28 November 2008

Dear Sir/Madam

**PLANNING PERMISSION TO AMEND SIZE OF MOT STATION PREVIOUSLY APPROVED UNDER APPLICATION PA/2007/1383 AND REPLACE EXISTING GARAGE WITH WORKSHOP
KEADBY BRIDGE FILLING STATION, STATION ROAD, GUNNESS,
SCUNTHORPE, DN15 8SX**

Thank you for referring the above application, which was received on 11 November 2008.

Environment Agency Position

The proposed development will only be acceptable if the following planning conditions are imposed as set out below.

Condition (1)

Development shall proceed fully in accordance with the mitigation measures (e.g. finished floor levels) set out in the approved Flood Risk Assessment, and the applicant shall confirm completion of the approved scheme in writing within one month thereafter.

Reason

To reduce the risk and impact of flooding.

Please note that our advice has not considered the risk of flooding from other sources, such as ground water, drainage systems, reservoirs, canals, or ordinary watercourses. The Local Planning Authority will therefore need to be satisfied that the proposed development is also in accordance with other requirements of Planning Policy Statement 25 "Development and Flood Risk"

Condition (2)

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and

Environment Agency
Waterside House Waterside North, Lincoln, Lincolnshire, LN2 5HA.
Customer services line: 08708 506 506
Email: enquiries@environment-agency.gov.uk
www.environment-agency.gov.uk
Cont/d..

obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason

To protect groundwater quality in the vicinity of the site

Condition (3)

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater.

Reason

To protect groundwater quality in the vicinity of the site.

As you are aware the discharging of planning conditions rests with the Local Planning Authority. It is, therefore, essential that you are satisfied that the proposed draft conditions meet the requirements of Circular 11/95 "Use of Conditions on Planning Permission". Please notify us immediately if you are unable to apply our suggested conditions, as we may need to tailor our advice accordingly.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me on the number below.

Yours faithfully

Emily Revill
Planning Liaison Officer

Direct dial 01522 785865

Direct fax 01522 785035

Direct e-mail emily.revill@environment-agency.gov.uk