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North Lincolnshire Council
Development Control
Civic Centre
Ashby Road
Scunthorpe
DN16 1AV

Date: 9 March 2017

Your ref
Our ref

Dear Sir,

Proposal: Discharge of Conditions application to construct houses and garages on Plots 1 to 9 inclusive at
Site Location: 0.64 ha of land at 7 Lakes Industrial Estate, Ealand, Scunthorpe, DN17 4JS
Application ref: **PA/2015/0481 Appeal Ref APP/Y2003/W/16/3145930**
Applicant: Colin Muscroft.

DISCHARGE OF CONDITIONS STATEMENT

1. Planning History

1.1 Following the refusal of planning application ref PA/2015/0481 an Appeal was made to The Planning Inspectorate ref APP/Y/2003/W/16/3145930 subsequent to an appeal hearing on 26 July 2016 the Inspector allowed the appeal and granted planning permission subject to various conditions date of decision 24 August 2016.



2. Conditions to Discharge.

2.1 Conditions 5, 6, and 7, as follows:-

Decision

1. The appeal is allowed and planning permission is granted for a residential development on land west of A161 at Seven Lakes Industrial Estate, Ealand, North Lincolnshire DN17 4JS (Grid Ref: 478213 Easting 411063 Northing) in accordance with the terms of the application, Ref: PA/2015/0481, dated 26 March 2015, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters to be approved.
 - 2) Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.
 - 3) Details of the access, appearance, landscaping, layout and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.
 - 4) The detailed design of the development shall incorporate all of the flood mitigation measures identified in: Flood Risk Assessment (HJ Wroot, 18 December 2014); Flood Risk Assessment Addendum – Estate Road (HJ Wroot, 21 January 2015); Flood Risk Assessment Addendum 2 – Sequential and Exception Tests (HJ Wroot, 21 June 2015); and Additional Sequential Test Information (HJ Wroot, 1 July 2015). The development shall be carried out in accordance with the identified measures.
 - 5) No development shall take place until details of a noise impact assessment and mitigation strategy have been submitted to and approved in writing by the local planning authority. The assessment and any required mitigation shall conform to guidance and standards as set out by the local planning authority prior to commencement of any monitoring. The assessment shall provide details of existing background noise levels, any likely noise sources that will impact on the living conditions of future residents and the predicted noise levels at sensitive locations after mitigation. All necessary mitigation measures shall be carried out in accordance with the approved details before first occupation and retained thereafter.
 - 6) No development shall take place until details of a scheme to provide safe vehicular and pedestrian access to the site across the A161 have been submitted to and approved in writing by the local planning authority. The scheme shall be carried out in accordance with the approved details prior to the occupation of not more than 50% of the dwellings.
 - 7) None of the dwellings shall be occupied until sewage disposal and surface drainage works have been completed in accordance with a scheme to be submitted to and approved in writing by the local planning authority.
 - 8) If, during the course of development, any contamination is found that has not been previously identified, measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate these measures and all work shall be carried out in accordance with the approved details.



2.2i **Condition 5**, refer to Appendix 1- 2 Noise Impact Assessment prepared by Environmental Noise Solutions which details mitigation measures that are required and will be taken in respect of the proposed development.

2.2ii This assessment was carried out in respect of Planning Application PA/2013/1256 on the immediately adjacent site which now for the purposes of planning encompasses this site to form one. The assessment is therefore relevant in respect of the subject site.

2.2iii The assessment proposes that an Acoustic Boarding fence 1.8m high and of minimum mass of 10Kg/m² be erected along the southern boundary of the site. This has been used in respect of site PA/2015/0481. In addition the boarding is proposed along the eastern boundary of the site.

2.2iv The assessment finally proposes that all windows in the properties to be built will be double glazed and that even with trickle vents open will deliver a weighted sound reduction of 27dB.

2.2 v Please see Site Plan attached herewith which shows full details of the proposals also the above measures secured the discharge of this condition on the previous permission.

2.3i **Condition 6**, refer to Appendix 3 which shows the crossing islands in place on the A161 at the junction of that road with the adopted road running into the 7 Lakes Leisure Park, the Industrial Area and the application site. This document shows the existing and satisfactory current arrangement for the residents of 650 mobile homes to safely cross the A161 to access the facilities provided by the village of Ealand.

2.3ii The existing provision is considered to be perfectly adequate further works are not therefore proposed.

2.3iii It should be noted that in the Autumn of 2016 North Lincolnshire Council improved the crossing islands and footpath see additional photographs. It is therefore considered that this condition can be fully discharged notwithstanding the 50% occupancy condition as the improvement works have now been carried out.

2.4i **Condition 7**, refer to the attached Site Plan Appendix 4 , this plan has been submitted with the Reserved Matters application this shows the current Foul drainage system in place within the industrial estate road and the proposal of the application site estate road connecting up to the that existing Foul drainage system. This has been previously approved in respect of PA/2013/1256.

2.4ii Surface Water from the dwellings will be discharged to an infiltration system (soakaways) full details of which are supplied herewith and will be required to be approved by Building Control when any Full Plans submission under the Building Regulations is made.



2.4 iii The Site Plan shows that all Surface Water being directed to soakaways as shown on the plan. In addition the Private Driveway – thus not an adopted road is to be built using Permeable Paving thus allowing all surface water to permeate through and not requiring any further measures to dispose of surface water from the road.

2.4iv Please see soakaway percolation test results and design calculations at Appendix 5.

2.5v All driveways and vehicle parking areas to the private dwellings will be constructed using SUDS compliant permeable paving such as Marshals Piora.

2.5vi As all Surface Water is to be discharged to by infiltration to the subsoil then the site is fully SUDS compliant and no other means of Surface Water discharge is required.

2.5 **Condition 8**, This condition is advisory and not requiring formal discharge.

3.0 Conclusion

3.1 Referring to the above 5 Appendices all recommendations contained therein will be adhered to in respect of the carrying out of this development, I therefore consider the requirements set out in the conditions required by the Inspector can be shown to have been adequately addressed and can therefore be now discharged.

4.0 Appendices

1. Noise Impact Assessment
2. Second Noise Impact Assessment
3. Crossing Island Statement and Plan
4. Site Plan
5. Soakaway Design

