

Discharge of condition
reference number: PA/2017/367

(please quote in all correspondence)

Case officer: Leanne Pogson-Wray Tel: 01724 297491
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30 November 2017

Mr Howard Wroot
Howard J Wroot Chartered Surveyor
240 Wharf Road
Ealand
SCUNTHORPE
DN17 4JN

Dear Howard

**Application to discharge conditions attached to planning permission
PA/2015/0481 – Land west of A161, Seven Lakes Industrial Estate, access road
to leisure complex and industrial site, Ealand, DN17 4JS**

I write further to your request to discharge conditions in respect of the above application. In addition I also note that you have submitted a deemed discharge letter in respect of this condition dated 20 November 2017 and consider it to take effect on 5 December 2017. Upon further investigation I can confirm that the deemed discharge procedure cannot be used when a condition attached to the grant of planning permission relates to vehicular access which connects to the adopted highway and also conditions which relate to flooding (including drainage). This is set out in Part 5 of Schedule 5 of Schedule 6 (Exemptions) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Following your requests, please see my comments below:

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.

Considered to be discharged following receipt of Formal Notice of a Deemed Discharge

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.

The details submitted are considered acceptable to comply with this condition. The condition cannot be fully discharged at this time due to the wording of this condition.

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.

The details submitted are considered acceptable to comply with this condition. The condition cannot be fully discharged at this time due to the wording of this condition.

Yours sincerely

**Leanne Pogson-Wray
Senior Planning Officer**