

# RE: Acknowledgement of Receipt of Planning Application PA/2020/2093

mail@archemi.com

Wed 10/03/2021 17:39

To: planningapplications <planningapplications@northlincs.gov.uk>;

Good evening

I don't have an e-mail address for the planning officer – would you please forward the comments below to him and place on the record.

Following the consultation response from NLC as Lead Local Flood Authority (dated 26 February on the web record) we have consulted with our flood / drainage assessor (Steve Gilman Design) who have responded as below:

**“We request that the planning authority consider the requirements of the LLFA, i.e. drainage strategy, be dealt with by way of pre-commencement condition. We believe this is a reasonable request in this instance, as Anglian Water sewer maps show that the area is served by a combined sewer network. Whilst the hierarchy for disposing of surface water will be followed, and geological maps suggest infiltration could well be viable, as a last resort a restricted discharge to the combined sewerage could be made as a last resort.**

In this particular case the existing site is predominantly impermeable hardstanding, and the proposals include green spaces (gardens) which will provide benefits such as amenity and permeable surfaces for the site.

We therefore propose a pre-commencement condition that would require the developer to undertake site investigation to assess the viability of infiltration. If infiltration is found to not be a viable method for disposing of surface water then the hierarchy for disposing of surface water will be followed, which will likely be a discharge into the combined sewerage at a restricted rate. This will include liaising with Anglian Water (pre-development enquiry/S106), a detailed drainage design and drainage strategy.”

Regards



**Steve Gilman**  
**Design Ltd**  
Consulting Structural & Civil Engineers

Would you kindly advise as to whether this may in fact be a pre-commencement condition, given that in any event the impermeable area is actually reduced compared to the current state of affairs, which I acknowledge that without a site visit, the LLFA may not comprehend the same.

Kind

Regards

**Andrew Scrace**  
Chartered Architect

Partner

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*This e-mail may be confidential if received in error please contact the author.*

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**From:** Sharon Mitcheson <planningapplications@northlincs.gov.uk>

**Sent:** 05 February 2021 14:31

**To:** mail@archemi.com

**Subject:** Acknowledgement of Receipt of Planning Application PA/2020/2093

### **TOWN & COUNTRY PLANNING ACT 1990**

**Reference** PA/2020/2093 (Please quote at all times)

**Application** Planning permission to erect 2 dwellings, 2 two-storey apartments with new undercroft access, landscape parking. Single-storey extension to retail shop with store and amended loading bay. Demolition of redundant and abandoned yard buildings

**Location** 15 Bridge Street, Brigg, DN20 8LP

**Valid Date** 22/1/2021

**Expected** 19/3/2021

**Decision**

**Date**

**Case** Emmanuel Hiamey

**Officer**

**Registration of Application**

We decide most applications within the time allowed and we will try to make sure you receive a decision before the due date. Any queries should be made to the case officer quoting the reference above.

## **Planning Applications Online**

Please be aware that your application form, accompanying drawings and most documents will be made publicly available on the council's website as part of the statutory planning register that local authorities are obliged to maintain. In accordance with the Data Protection Act, sensitive personal data, including personal telephone numbers, personal email addresses or signatures are not published on our website. You can check the progress of your application on the council's website and view digital copies of most documents by visiting [www.planning.northlincs.gov.uk/plan/?ref=PA/2020/2093](http://www.planning.northlincs.gov.uk/plan/?ref=PA/2020/2093).

## **In the event of an appeal**

If, by 19/3/2021 you have not been given a decision in writing or you have not agreed in writing to extend the period in which the decision may be given, then you can appeal to the Secretary of State on the grounds of non-determination. You must use a form which you can get online at [www.gov.uk/government/organisations/planning-inspectorate](http://www.gov.uk/government/organisations/planning-inspectorate) or from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. More detailed information on how to apply and deadlines for submission of appeals are also available online.

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**Telephone** (01724) 297000

**PLEASE NOTE:** Wherever possible the applicant and/or agent is encouraged to work electronically with us both online and by email. Applications can be submitted to us online using this link [www.planningportal.co.uk](http://www.planningportal.co.uk)