

TOWN AND COUNTRY PLANNING ACT 1990

FULL PLANNING PERMISSION

APPLICATION NO: PA/2021/2257

Address/Agent:

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**North
Lincolnshire
Council**

www.northlincs.gov.uk

Church Square House
30-40 High Street
Scunthorpe
North Lincolnshire
DN15 6NL

Applicant: Mr Lee Holmes
Wren Kitchens

North Lincolnshire Council hereby gives notice that the application received on 17/12/2021 for:

Planning permission to create a lorry park with associated car parking, fencing, external lighting columns and landscaping at Land at junction of Victory Way and Falkland Way, Humber Bridge Industrial Estate, Barton-upon-Humber

has been considered and that permission for this development in accordance with the plans and written particulars submitted has been granted subject to the following conditions and reasons:

1.

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

To ensure compliance with Section 91 of the Town and Country Planning Act 1990 as amended.

2.

The development hereby permitted shall be carried out in accordance with the following approved and dated plans and documents:

- Site Location Plan, WREN2 BED ST ZZ DRA0110
- Proposed Site Plan, WREN2 BED ST ZZ DRA0111
- Humber Estuary Location Plan, RSE_5526_Figure V1
- Proposed Surfacing plan, WREN2 BED ST ZZ DR A 0112
- BIA Visualisations, RSE_5526_BIA Visualisation V2
- Finished Levels Layout, WREN2BEDSTZZDRC0151

- 6 Acre Lorry Park Wren Kitchens Barton upon Humber – Planning Statement, received, 15/03/22
- Security Design, received 16/03/22

- External Lighting Strategy Report, February 2022
- Air Quality Assessment, 11/03/22
- Site Investigation Report, January 2022
- Ecological Impact Assessment, November 2021
- Planning Statement, December 2021
- Transport Statement, December 2021
- Archaeological Evaluation, October 2021

Reason

For the avoidance of doubt.

3.

The development hereby approved shall be carried out in accordance with the submitted Landscape Summary 10/12/21 and Detailed Landscape Proposals, GL1113 29. The scheme for the protection of the retained trees and tree planting shall be carried out as approved and maintained until the scheme is completed.

Reason

In the interest of tree protection in accordance with British Standard BS 5837: 2012 and for the avoidance of doubt.

4.

If, within a period of five years from the date of planting, any tree (or any tree planted in replacement for it) is removed, uprooted, destroyed or dies or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same size and species as that originally planted shall be planted at the same place within the first planting season following the removal, uprooting, destruction or death of the original tree within 2 months of being requested to do so by the local planning authority.

Reason

In the interest of tree protection in accordance for the avoidance of doubt.

5.

The development hereby approved shall be carried out in accordance with the following documents:

- Site noise reduction measures, as proposed in the “General Site Noise Reduction Measures” (CR Reynolds Ltd 2022), including:
 - Reducing construction-related traffic by undertaking a cut and fill exercise on site to reduce import of fill material required
 - Plant and equipment used on site to be hired from pre-approved, reputable hire companies.
 - Selection of plant and equipment shall consider noise output. - Plant/equipment chosen to be fitted with noise reduction technology and appropriate shrouding etc.
 - All plant and equipment on site shall be maintained in accordance with legal and manufacturer’s requirements and kept in good order whilst on site.
 - All plant operators on site shall be trained in specific plant operations.
 - Plant operators will be advised at site induction not to over-rev plant, or leave plant idling unnecessarily.
 - Where necessary acoustic barriers will be erected around specific

operations within the site which may generate excessive noise.

- Measures to minimise lighting impacts on ecological receptors, as outlined in the external lighting strategy report (Kelly Taylor & Associates 2022a). Following these principles, predicted Lux values should decline from 20-60 Lux at the application site boundary to below 1 Lux around 10-15 metres away.
- Drainage and pollution control measures, in line with the currently proposed or revised drainage documents. As stated in the current Drainage Design Philosophy document and Drainage Layout drawing (Edwards 2022 a & b), “the run-off discharged from the site will be treated using a by proprietary oil interceptors. Surface water run-off from the car parks will pass through a pond feature and bypass oil interceptors and concrete hardstanding for the lorry parking will pass through retention oil interceptors, these are designed to remove the hydrocarbons.” Natural England notes that the final drainage may differ from these plans; however, we advise that similar appropriate mitigation should be included to prevent silt, nutrients, hydrocarbons and other pollutants from impacting the Humber Estuary SPA/SAC/SSSI.

Reason

To conserve and enhance biodiversity in accordance with policies CS5 and CS17 of the Core Strategy.

6.

If during development any odorous, discoloured or otherwise visually contaminated material is found to be present at the site, then no further development shall be carried out until a written method statement, detailing how this contamination shall be dealt with, has been submitted to and approved by the local planning authority. The approved method statement shall be implemented in full prior to development commencing on the site.”

Reason

To ensure that the site represents an acceptable risk to end users, property, controlled waters and ecological systems, and to ensure that site workers are not exposed to unacceptable risks from contamination during construction.

7.

A scheme for the provision of Electrical Vehicle Charging Points shall be submitted to and approved in writing by the local planning authority. The scheme shall be designed to take account of good practice guidance as set out in the Institute of Air Quality Management Land Use Planning and Development Control <http://www.iaqm.co.uk/text/guidance/air-qualityplanning-guidance.pdf> and contemporaneous electrical standards including:

- Electrical Requirements of BS7671:2008
- IET Code of Practice on Electrical Vehicle Charging Equipment installation 2012 ISBN 978-1-84919-515-7

The approved scheme shall be installed in full and retained in perpetuity thereafter.

Reason

To facilitate the uptake of low emission vehicles and reduce the emission impact of traffic arising from the development in line with the National Planning Policy Framework (NPPF).

8.

Any external lighting shall be installed, operated and maintained in accordance with the document, External Lighting Lux Layout, 10451-EXT-01 A, External Lighting Strategy Report, February 2022.

Reason

To protect residential amenity and ecological receptors.

9.

The development hereby approved shall not be brought into operation until a Noise Assessment and a Noise Management Plan have been submitted to and approved in writing by the local planning authority. The noise management plan shall include the following but not be limited to:

- details of vehicle movements on site;
- likely noise levels associated with the vehicle movements identified; and
- noise mitigation measures to be employed and the resulting predicted level of noise at sensitive locations in relation to vehicle movements.

The operation of vehicles on site shall take place in accordance with the approved noise management plan. No changes shall be made to the approved noise management plan unless agreed in writing by the local planning authority.

Reason

To protect residential amenity.

10.

The development shall not be brought into use until details of the proposed access, parking spaces, access aisles, cycle parking and surface markings have been provided and all these facilities shall thereafter be retained.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

11.

The development shall not be brought into use until improvements to the footway along Victory Way have been completed in accordance with details to be submitted and approved in writing by the local planning authority.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

12.

The development hereby approved shall be carried out in accordance with the approved surface water drainage strategy for the site. This must be based upon the submitted Drainage Strategy, Drainage Design Philosophy 24/11/21, Flood Risk Assessment Final Report v1.1, Flood Risk Assessment, December 2021 and Drainage Layout, WREN2BEDSTZZDRC0150.

Reason

To prevent the increased risk of flooding to themselves and others, to improve and

protect water quality, and to ensure the implementation and future maintenance of the sustainable drainage structures in accordance with Policy DS16 of the North Lincolnshire Councils Local Plan & Policies CS18 and CS19 of the North Lincolnshire Councils Core Strategy and paragraphs 155, 157, 163 & 165 of the NPPF

13.

The development hereby permitted shall be carried out in accordance with the submitted Flood Warning and Evacuation Plan, March 2022.

Reason

To prevent the increased risk of flooding to themselves and others with Policy DS16 of the North Lincolnshire Councils Local Plan & Policies CS18 and CS19 of the North Lincolnshire Councils Core Strategy and paragraphs 155, 157, 163 & 165 of the NPPF

14.

Construction, demolition and site clearance operations shall be limited to the following days and hours:

- 8am to 6pm Monday to Friday
- 8am to 1pm on Saturdays.
- No construction, demolition or site clearance operations shall take place on Sundays or public/bank holidays.
- HGV movements shall not be permitted outside these hours during the construction phase without prior written approval from the local planning authority.
- Installation of equipment on site shall not be permitted outside these hours without prior written approval from the local planning authority.

Reason

In the interests of amenity and to accord with policy DS1 of the North Lincolnshire Local Plan.

15.

Prior to commencement of the development hereby approved a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following:-

Noise and vibration: The CEMP shall set out the particulars of –

- a) the works, and the method by which they are to be carried out;
- b) the noise and vibration attenuation measures to be taken to minimise noise and vibration resulting from the works, including and noise limits; and
- c) a scheme for monitoring the noise and vibration during the works to ensure compliance with the noise limits and the effectiveness of the attenuation measures.

Light: The CEMP shall set out the particulars of –

- a) specified locations for contractors' compounds and materials storage areas,
- b) areas where lighting will be required for health and safety purposes,
- c) location of potential temporary floodlights,
- d) identification of sensitive receptors likely to be impacted upon by light nuisance,
- e) proposed methods of mitigation against potential light nuisance, including potential glare and light spill, on sensitive receptors.

Dust: The CEMP shall set out the particulars of –

- a) site dust monitoring, recording and complaint investigation procedures
- b) identification of receptors and the related risk of dust impact at all phases of the

- development, including when buildings and properties start to be occupied
- c) provision of water to the site
 - d) dust mitigation techniques at all stages of development
 - e) prevention of dust trackout
 - f) communication with residents and other receptors
 - g) a commitment to cease the relevant operation if dust emissions are identified either by regular site monitoring or by the local authority
 - h) a no burning of waste policy

Reason

In the interests of amenity and to accord with policy DS1 of the North Lincolnshire Local Plan.

16.

No development shall commence until the local planning authority has been provided with either:

- licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorizing the specified development to go ahead; or
- a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.

Reason

To conserve great crested newts in accordance with saved policy LC5 and policy CS17 of the Core Strategy.

17.

Within 3 months of the commencement of development, the applicant or their successor in title shall submit a biodiversity management plan to the local planning authority for approval in writing.

The plan shall include:

- Details of nesting sites to be installed to support a variety of bird species;
- Details of habitat and hedgerow creation, enhancement and ongoing management measures required to comply with the submitted Biodiversity Metric 3.0 assessment;
- Proposed timings for the above works in relation to the completion of the lorry park.

Reason

To conserve and enhance biodiversity in accordance with policies CS5 and CS17 of the Core Strategy.

18.

The Biodiversity Management Plan shall be carried out in accordance with the approved details and timings, and the approved features shall be retained thereafter, unless otherwise approved in writing by the local planning authority. Prior to the completion of the approved development, the applicant or their successor in title shall submit a report to the local planning authority, providing evidence of compliance with the Biodiversity Management Plan.

Reason

To conserve and enhance biodiversity in accordance with policies CS5 and CS17 of the Core Strategy.

19.

All site clearance and construction works shall be carried out strictly in accordance with the submitted document, "C.R. Reynolds Ltd. 2022 6 Acre Lorry Park Wren Kitchens Barton upon Humber – Planning Statement

Reason

To protect features of the Humber Estuary SPA and Ramsar site in accordance with policies CS17, LC1 and LC2.

20.

Any external lighting shall be installed, operated and maintained in accordance with the document "EXTERNAL LIGHTING STRATEGY REPORT at 6 ACRES LORRY PARK FALKLAND WAY, BARTON-UPON-HUMBER. Issue No. S/10451/LSR - 01 February 2022.

Reason

To protect residential amenity and to protect features of the Humber Estuary SPA and Ramsar site in accordance with policies CS17, LC1 and LC2.

21.

All surface water drainage infrastructure shall be installed, operated and maintained in accordance with the document ref WREN2-BED-EX-XX-RP-C-0001 "Wren Kitchens, Barton-Upon-Humber: Drainage Design Philosophy. BE Design" and submitted drawing number 0150 Revision P03.

Reason

To protect features of the Humber Estuary SPA and Ramsar site in accordance with policies CS17, LC1 and LC2.

Dated: 29/04/2022

Signed:



Chris Barwell
Development Management Lead

Informative (S):

1. HIGHWAYS:

The development hereby granted planning permission requires works to be carried out within the limits of the adopted (public) highway. Therefore: before ANY construction works take place within the limits of the highway you MUST contact the highway authority on telephone number 01724 297000 to arrange for the relevant permissions/licenses to be issued;
before ANY service (utility) connections take place within the limits of the highway you

MUST contact the highway authority on telephone number 01724 297319 to arrange for the relevant permissions/licenses to be issued.

LPA:

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.

WARNING

THIS DOCUMENT DOES NOT CONSTITUTE ANY APPROVAL UNDER THE BUILDING REGULATIONS

WARNING

This is a PLANNING PERMISSION ONLY. It does NOT convey any approval or consent required under any enactment, byelaw, order or regulation other than those referred to in the heading of this notice. It is IMPORTANT that you should read the notes concerning APPEALS below.

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier

Please note however:

If your application was for **householder development** (dwelling house extensions, alterations, garages, swimming pools, walls, fences, vehicular access, porches, satellite dishes etc) or for a minor commercial application then you must do so **within 12 weeks** of the date of this notice.

- Appeals can be made online at <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#)

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the council in whose area the land is situated. This notice will require the council to purchase his interest in the land in accordance with the provisions of Part V1 of the Town and Country Planning Act 1990.