

FW: PA/2021/2210 - Land at St Vincent's Avenue

Rebecca Leggott <Rebecca.Leggott@northlincs.gov.uk>

Fri 07/10/2022 08:34

To: Planning <Planning@northlincs.gov.uk>

Regards,

Rebecca

Principal Development Management Officer
Development Management
Economy & Growth
Business Development
North Lincolnshire Council
Tel: 01724 297903
Email: rebecca.leggott@northlincs.gov.uk

From: Andrea Brocklebank <Andrea.Brocklebank@northlincs.gov.uk>

Sent: 06 October 2022 15:52

To: Rebecca Leggott <Rebecca.Leggott@northlincs.gov.uk>

Subject: Re: PA/2021/2210 - Land at St Vincent's Avenue

Hi

I have no further comments to make on this site.

regards

Andrea Brocklebank

Trees and Landscape Officer

Neighbourhood Services

North Lincolnshire Council.

01724 297000

From: Rebecca Leggott <Rebecca.Leggott@northlincs.gov.uk>

Sent: Wednesday, September 7, 2022 9:12 AM

To: Andrea Brocklebank <Andrea.Brocklebank@northlincs.gov.uk>

Subject: FW: PA/2021/2210 - Land at St Vincent's Avenue

Hi Andrea,

It seems I had sent this to Andrew instead of yourself. Could you provide me with updated comments on these plans please?

Regards,

Rebecca

Principal Development Management Officer
Development Management
Economy & Growth
Business Development
North Lincolnshire Council
Tel: 01724 297903
Email: rebecca.leggott@northlincs.gov.uk

From: Rebecca Leggott
Sent: 16 August 2022 09:40
To: Clare Allcock <Clare.Allcock@northlincs.gov.uk>
Subject: FW: PA/2021/2210 - Land at St Vincent's Avenue

Hi Clare,

Please could the attached be uploaded to the file for app ref PA/2021/2210 with Andrea and Andrew Taylor to be consulted for 14 days.

Regards,

Rebecca

Principal Development Management Officer
Development Management
Economy & Growth
Business Development
North Lincolnshire Council
Tel: 01724 297903
Email: rebecca.leggott@northlincs.gov.uk

From: Simon Coyne <sc@cdc-architecture.com>
Sent: 10 August 2022 10:46
To: Rebecca Leggott <Rebecca.Leggott@northlincs.gov.uk>
Cc: Tori Heaton <tori.heaton@ddmagriculture.co.uk>
Subject: RE: PA/2021/2210 - Land at St Vincent's Avenue

Hi Rebecca,

Please find attached the updated landscape plan (minor amendment to provide better protection to the existing tree on the south boundary) together with tree protection plans for both the commercial developments and residential plots. We feel this is the best approach to ensure protection to the existing trees which are outside of the site boundary.

Please let us know if you have any queries or require any further information. Thanks

Regards,

Simon Coyne
CDC Architecture Ltd

T 01472 753388
M 07711 328376

On 4 Aug 2022, 14:58 +0100, Simon Coyne <sc@cdc-architecture.com>, wrote:

Hi Rebecca,

Hope you're well

Can you let us have an update on the progress of the application please. Let us know if you've had a further consultation responses in relation to the amended information submitted. As you know, we are keen for the application to be heard at the next available planning committee meeting. Thanks

Regards,

Simon Coyne
CDC Architecture Ltd

T 01472 753388

M 07711 328376

On 27 Jul 2022, 12:52 +0100, Simon Coyne <sc@cdc-architecture.com>, wrote:

Hi Rebecca,

Please find attached the Specification for Archaeological Monitoring and Recording which has been approved by Alison Williams.

Could you let us have an update on the application and any further consultation responses you've received. Thanks

Regards,

Simon Coyne
CDC Architecture Ltd

T 01472 753388

M 07711 328376

On 11 Jul 2022, 15:14 +0100, Rebecca Leggott <Rebecca.Leggott@northlincs.gov.uk>, wrote:

Dear Simon,

Thank you for your email and the attached information, this is really helpful.

In respect of the drainage strategy I will update you as soon as we have a response from the LLFA.

Regards,

Rebecca

Principal Development Management Officer
Development Management
Economy & Growth
Business Development
North Lincolnshire Council
Tel: 01724 297903
Email: rebecca.leggott@northlincs.gov.uk

From: Simon Coyne <sc@cdc-architecture.com>
Sent: 07 July 2022 12:22
To: Rebecca Leggott <Rebecca.Leggott@northlincs.gov.uk>
Cc: Tori Heaton <tori.heaton@ddmagriculture.co.uk>
Subject: RE: PA/2021/2210 - Land at St Vincent's Avenue

Thanks Rebecca - we confirm our agreement to an extension of time until 9th September 2022.

Please find attached the updated drainage strategy. This has been amended in accordance with the consultation comments received from the LLFA drainage team which ruled out infiltration. The proposed method of surface water drainage has been changed to storage, attenuation and a restricted flow connection to the existing surface water sewer.

Regarding the overhead power lines, we have added the route of the lines to the attached amended site plan to demonstrate that none of the proposed units will be beneath the lines and National Grid will have unrestricted access to all of the lines.

We have requested a 'written scheme of investigation' for the construction phase archaeological monitoring and will forward this upon receipt.

In respect of comments from the Designing out Crime Officer we would like to suggest a planning condition along the following lines:

'Development shall not commence until details of secure motorcycle and secure cycle parking have been agreed in writing with the local authority'

Regards,

Simon Coyne
CDC Architecture Ltd

T 01472 753388
M 07711 328376

On 7 Jul 2022, 10:13 +0100, Rebecca Leggott <Rebecca.Leggott@northlincs.gov.uk>, wrote:

Dear Simon,

Further to the below, given the outstanding issues please could we agree to an extension of time for until the 9th September 2022? This would cover the September Committee provided that we received the required information and consultation responses back on time.

Regards,

Rebecca

Principal Development Management Officer
Development Management
Economy & Growth
Business Development
North Lincolnshire Council
Tel: 01724 297903
Email: rebecca.leggott@northlincs.gov.uk

From: Rebecca Leggott
Sent: 05 July 2022 09:48
To: Simon Coyne <sc@cdc-architecture.com>
Subject: RE: PA/2021/2210 - Land at St Vincent's Avenue

Dear Simon,

Thank you for your email.

In respect of the ecology information, I can confirm I have passed this on to be uploaded and for relevant consultees to be consulted. I will update you once we have received a response.

In respect of flood risk and drainage we are awaiting the further drainage information from yourselves in order to address the concerns raised by the LLFA. Please could you provide an update on this?

In respect of comments from National Grid. I note that you have advised that this has been considered as part of the proposed landscaping scheme. However, from a review of the plans provided the proposed unit to the south west appears to be on top of the lines please could you provide a layover demonstrating that this is not the case and that National Grid will in fact have access to all sections of the line. I note that the plan provided by the Northern Power Grid.

In respect of comments from Highways, I note your agreement to pre commencement conditions.

In respect of comments from the Historic Environment Officer, we have received an updated response. However, this requests that a Written Scheme of Investigation is provided prior to the determination of this application. Therefore, please could you advise on timescales for providing this information?

In respect of comments from Environmental Protection, I have noted your agreement to the suggested conditions. Further to this we are still awaiting an updated response in respect of the updated noise assessment.

In respect of comments from the Tree Officer, we are awaiting an arboricultural report.

In respect of comments from the Designing out Crime Officer, I note that you are in agreement to a pre commencement condition. I note that the Designing out Crime Officer has not suggested a condition but if you were to suggest one I would be happy to put this forward for agreement?

Given the deadline for the 3rd August Committee meeting for reports is the 18th July. I would advise that it is unlikely that we will meet this deadline given the additional information still required and also the responses from consultees required.

I hope the above is helpful.

Regards,

Rebecca

Principal Development Management Officer
Development Management
Economy & Growth
Business Development
North Lincolnshire Council

Tel: 01724 297903

Email: rebecca.leggott@northlincs.gov.uk

From: Simon Coyne <sc@cdc-architecture.com>

Sent: 30 June 2022 16:01

To: Rebecca Leggott <Rebecca.Leggott@northlincs.gov.uk>

Subject: RE: PA/2021/2210 - Land at St Vincent's Avenue

Hi Rebecca,

Please find attached updated copies of the ecology reports which have now been updated to include the recent surveys carried out on the 20th June. The ecology consultant has confirmed that the update surveys did not record any additional ecological constraints to those identified on the Jan 2021 survey.

Could you provide us with an updated progress report to take account of the recent information submitted. We would like to target the committee meeting of the 3rd August and would welcome your assistance in helping us to work towards this date please.

Please let us know if you have any queries or require any further information. Thanks

Regards,

Simon Coyne

CDC Architecture Ltd

T 01472 753388

M 07711 328376

On 24 Jun 2022, 14:17 +0100, Simon Coyne <sc@cdc-architecture.com>, wrote:

Hi Rebecca,

Please find attached a copy of the archaeological evaluation report for the site.

Let us know if you have any queries or require any further information. Thanks

Regards,

Simon Coyne

CDC Architecture Ltd

T 01472 753388

M 07711 328376

On 7 Jun 2022, 09:30 +0100, Simon Coyne <sc@cdc-architecture.com>, wrote:

Morning Rebecca,

We've now received comments back from our ecologist. It seems Andrew Taylor may not have been provided with both of the ecology reports as his comments only relate to the residential plots. Please find attached both ecology reports (one covering the residential plots and one covering the commercial development). Could you make sure Andrew has both copies please. Also, as recommended by Andrew, our ecologist has now arranged for a further site visit (scheduled for 20th June) after which the updated reports will be submitted.

Let me know if you have any queries or require any further information.

Regards,

Simon Coyne
CDC Architecture Ltd

T 01472 753388

M 07711 328376

On 1 Jun 2022, 15:52 +0100, Simon Coyne <sc@cdc-architecture.com>, wrote:

Hi Rebecca,

Hope you're well.

We've now received the archeology evaluation report (copy attached) so thought it was a good time to update you on the other comments raised to try and get the application ready for a forthcoming committee meeting. Please see our comments below in red.

Let us know if you have any queries or require any further information.

Regards,

Simon Coyne
CDC Architecture Ltd

T 01472 753388

M 07711 328376

On 9 May 2022, 16:20 +0100, Rebecca Leggott
<Rebecca.Leggott@northlincs.gov.uk>, wrote:

Dear Simon,

Thank you for your email and updated noise assessment. This has been passed on to the support team to be processed. Please see the below update on this application. - **We await any further comment from you Environmental Protection Team.**

In respect of comments from the LLFA, objections have been raised due to a number of issues as set out in the detailed response which is available on the Council's website. - **Currently being assessed by our drainage engineer. Further information will be submitted shortly.**

In respect of comments from National Grid. Above ground cover must not be altered above of below overhead lines, in addition no trees should be planted within 3 metres of existing underground cables or 10 metres of overhead lines. Please could you confirm consideration for this has been taken into account? - **Yes, this has been considered as part of the proposed landscaping scheme. We'd be happy to accept a condition or informative along those lines.**

In respect of comments from Highways, whilst the proposals are acceptable in principle. There are concerns over the provision of footways from the mixed use development including crossing points. - **We are happy to agree to a the provision of footways from the development including a crossing point to the western side of Normanby Rd. We would be happy to agree a pre-**

commencement condition which requires details to be submitted for approval. In respect of comments from the Historic Environment Officer, objections have been raised. Further information is required by way of a Heritage Statement, Archaeological desk-based assessment and archaeological field evaluation including trial trenches. Please could you advise on the time required to provide this information? - Report attached.

In respect of comments from Environmental Protection, objections have been raised. I note that an updated noise assessment has been provided therefore we await a response on this. Furthermore, it is noted that whilst a number of contaminated land reports have been provided there are a number of issues with these and therefore the officer has requested that these be requested again via condition. However, given there are other pieces of information required you do have the opportunity to re-submit additional reports to avoid the need for further conditions should the updated reports be satisfactory. - We

await any further comments regarding the updated noise report and would be happy to agree to conditions relating to contaminated land as requested. In respect of comments from the Tree Officer, concerns have been raised and an arboricultural report has been requested. - We will request further information in relation to the existing trees and root protection measures and submit this upon receipt.

In respect of comments from the Designing out Crime Officer, concerns have been raised and information re motorcycle and bicycle parking etc has been requested. - We would be happy to agree pre-commencement conditions relating to the provision of secure cycle and motorcycle parking.

Further to the above points we are still awaiting responses from a number of consultees such as ecology. - We have forwarded the ecology consultation response to our ecologist for further comment.

Regards,

Rebecca

Principal Development Management Officer
Development Management
Economy & Growth
Business Development
North Lincolnshire Council
Tel: 01724 297903
Email: rebecca.leggott@northlincs.gov.uk

From: Simon Coyne <sc@cdc-architecture.com>

Sent: 03 May 2022 16:18

To: Rebecca Leggott <Rebecca.Leggott@northlincs.gov.uk>

Cc: Tori Heaton <tori.heaton@ddmagriculture.co.uk>

Subject: Fwd: PA/2021/2210 - Land at St Vincent's Avenue

Hi Rebecca,

Please find attached the updated acoustic report which has been revised to address the queries raised in the EHO consultation response. Please forward this updated report to your EHO colleagues and let us know if they have any further queries.

We are keen to progress the application to the next available committee meeting. Please let us know how things are progressing your end and if there's any other queries which need addressing. Thanks

Regards,

Simon Coyne
CDC Architecture Ltd
T 01472 753388
M 07711 328376

----- Forwarded message -----

From: Simon Coyne <sc@cdc-architecture.com>
Date: 21 Mar 2022, 15:53 +0000
To: Rebecca Leggott <rebecca.leggott@northlincs.gov.uk>
Cc: Tori Heaton <tori.heaton@ddmagriculture.co.uk>
Subject: PA/2021/2210 - Land at St Vincent's Avenue

Hi Rebecca,

Hope you're well.

With reference to the EHO consultation response we can confirm the following:

Contaminated Land - We would accept the recommended planning conditions relating to unexpected contamination.

Noise - We are awaiting further details from Paul Horsley Acoustics in relation to the queries raised and shall submit this upon receipt.

Air Quality - We would accept the recommended planning condition relating to the provision of electric vehicle charging points.

Construction - We would accept the recommended planning condition relating to the provision of a Construction Environment Management Plan.

Light - We would accept the the recommended planning condition relating to the provision of an External Lighting Scheme.

Please let us know if you have any queries or require any further information.

Regards,

Simon Coyne
CDC Architecture Ltd
T 01472 753388
M 07711 328376

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