

Discharge of condition
Reference number: PA/2022/482
(please quote in all correspondence)

Case officer: Jennifer Ashworth Tel
01724 297000
Email: [REDACTED]

4 July 2022

Mr Christian Yorke
Yorke Architecture Ltd
The Old Snooker Room
Bridge Farm
Bawtry Road

North Lincolnshire Council

www.northlincs.gov.uk

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

Dear Christian

**Application to discharge conditions attached to planning permission
PA/2020/1452 (appeal ref APP/Y2003/W/21/3267607) – land between 47 and 51
Akeferry Road, Westwoodside, DN9 2DU**

Following your request to discharge conditions, please see my comments below:

2.

Details of the 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 takes place and the development shall be carried out as approved.

**These details were submitted as part of reserved matters application
PA/2021/1470.**

5.

No development other than investigative works shall take place until full details of the access serving the development has been submitted to and approved in writing by the local planning authority. No development above ground level shall take place until the access has been constructed in accordance with the approved details.

I can confirm that the Highways team have considered the submitted information, Drawing No. PC180A/01 Rev. D, and I am please to confirm that the information is acceptable and Condition 5 can now be discharged. The above submitted details shall be implemented and must remain in place thereafter. Any further changes shall be submitted to and agreed in writing by the LPA.

6.

No development above ground level shall take place until details showing an effective method of preventing surface water run-off from the highway onto the developed site or from the hard paved areas on the site onto the highway have been submitted to and approved in writing by the local planning authority.

The LLFA Drainage Team have reviewed the following submitted plan PC180A_01 Rev E - Site and Location plans which detail a cut off drain and storage within property curtilage. I can confirm that condition 6 can now be discharged. The above submitted details shall be implemented and must remain in place thereafter. Any further changes shall be submitted to and agreed in writing by the LPA.

7.

No development above ground level shall commence until an assessment of the risks posed by any contamination shall have been submitted to and approved in writing by the local planning authority. This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced), and shall assess any contamination on the site, whether or not it originates on the site. The assessment shall include:

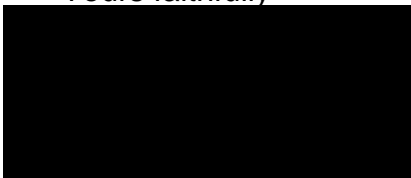
i) a survey of the extent, scale and nature of contamination;

ii) the potential risks to:

- human health;
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes;
- adjoining land;
- ground waters and surface waters;
- ecological systems; and
- archaeological sites and ancient monuments.

The Environmental Protection department has reviewed the submitted information and is satisfied with the Phase 1 Preliminary Geo-Environmental Risk Assessment and can recommend discharge of parts 1, 2 and 3 of condition 7. However, part 4 shall remain extant until the development is complete.

Yours faithfully



Jennifer Ashworth