



RE: PA/2025/878- Field adjacent Waste Recycling Centre, Bigby Rd, Melton Ross- Request for updated response in relation to additional information

Hi Scott,

This must have slipped through the cracks, I see they have submitted a plan in November too.

I am happy to recommend the following conditions.

Surface Water Drainage Scheme

The development shall not be occupied until a detailed surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority and be based upon the principles outlined within “ *Proposed Block Site Layout Landscape & Drainage Plan - DWG 202402-04 Rev K* “. The scheme shall be based on sustainable drainage principles and shall demonstrate that the surface water drainage hierarchy has been followed with consideration given to water quality. The scheme shall ensure that run-off rates and volumes do not exceed the equivalent greenfield rates (or such alternative rate as may be agreed in writing with the Local Planning Authority). The scheme shall identify exceedance flow routes, attenuation arrangements and discharge points, and demonstrate that the system has capacity to manage surface water from the site for the 1% AEP peak storm event plus an appropriate allowance for climate change in line with NLC SuDS guidance and current Environment Agency guidance and North Lincolnshire Councils standing advice for SuDS. The approved scheme shall be implemented before the development is first occupied and shall thereafter be managed and maintained in accordance with the approved details.

Reason: To ensure that surface water drainage is designed in accordance with the drainage hierarchy, to reduce flood risk and protect water quality and in accordance with CS18 and CS19 of the North Lincolnshire Core Strategy.

Water to the highway

The development shall not be occupied until details showing an effective method of preventing surface water run-off from hard paved areas within the site onto the highway have been approved in writing by the Local Planning Authority. These facilities shall be implemented prior to the access and parking facilities being brought into use and thereafter so retained.

Reason: In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan & Policies CS18 and CS19 of the North Lincolnshire Core Strategy.

Water from Highway

The development shall not be occupied until details showing an effective method of preventing surface water run-off from the highway onto the developed site is submitted to and approved in writing by the Local Planning Authority. These facilities shall be implemented prior to the access and parking facilities being brought into use and thereafter so retained.

Reason: To ensure that the development does not increase the risk of flooding, to safeguard the water environment, and to ensure a safe and satisfactory means of drainage, in accordance with policies CS18 and CS19 of the North Lincolnshire Core Strategy.

Management and Maintenance

No development shall be occupied until a management and maintenance plan for the surface water drainage system has been submitted to and approved in writing by the Local Planning Authority. The plan shall set out arrangements for the long-term management and maintenance of the system, identifying the responsible organisation(s). The development shall thereafter be maintained in accordance with the approved plan for the lifetime of the development.

Reason: To ensure that the surface water drainage system is properly maintained and operated, in the interests of reducing flood risk and protecting water quality, in accordance with the National Planning Policy Framework.

Water Quality

The development shall not be occupied until a Water Quality Scheme has been submitted to and approved in writing by the Local Planning Authority, following consultation with the Lead Local Flood Authority. The scheme shall demonstrate that surface water drainage has been designed to achieve effective water quality treatment, in line with the National Standards for Sustainable Drainage Systems (DEFRA, 2025) and North Lincolnshire Council SuDS guidance. The scheme shall consider the four pillars of SuDS, including water quantity, water quality, amenity, and biodiversity, and shall provide evidence using the CIRIA Simple SuDS indices or an equivalent method that water quality objectives will be met. The approved scheme shall be implemented prior to the first occupation of the development.

Reason: To ensure that surface water is managed to maintain and improve water quality, in accordance with the National Standards for SuDS, CIRIA guidance, North Lincolnshire Council SuDS guidance, and CS18 and CS19 of the North Lincolnshire Core Strategy.

Foul Water

The development shall not be occupied until drainage plans for the disposal of foul water have been submitted to and approved in writing by the Local Planning Authority including permissions for the connection of foul water into third party systems. No dwelling shall be occupied unless it is connected to the approved drainage system.

Reason: To ensure a satisfactory foul drainage scheme for the site in accordance with policy DS14 of the North Lincolnshire Local Plan.

Kind regards,

Mike Robinson-Smith (BSc) Hons, GradCIWEM, AMIEnvSc, REnvP

Senior Flood Risk and Drainage Officer | Place | Communities



