

I N T E R	<h1>MEMO</h1>	North Lincolnshire Council www.northlincs.gov.uk
O F F I C E		

To: Scott Jackson, Development Management

From: Matthew Rogerson, Environmental Protection Team

Your Ref: PA/2025/1542

Our Ref: PLU009565

Subject: Planning permission for the change of use of an agricultural field to garden centre operations including relocation of customer parking and the construction of two polytunnels

Location: Land adjacent to Deepdale Garden Centre, Burnham Road, Deepdale, Barton upon Humber, DN18 6ED

Date: 28 January 2026

Thank you for your consultation on the above application. I can confirm that this department has the following comments to make.

Contaminated Land

The site is located on agricultural land, there is therefore the potential for the site to have been impacted by contamination. This department would therefore recommend the inclusion of the following condition.

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 protect human health

Noise

The garden centre is located in close proximity to residential properties. Therefore, to protect residential amenity this department would recommend a condition limiting the opening hours to that of the existing garden centre.