

**Full planning permission**

**APPLICATION NO: PA/2025/735**

**Address/Agent:**

Mr Jon Bayley  
Keystone Architecture Ltd  
Britannia House  
High Street  
SCUNTHORPE  
DN15 6EA

**Applicant:** CanPack UK

**North Lincolnshire Council** hereby gives notice that the application received on 01/07/2025 for:

**Planning permission for a proposed access footpath and pedestrian access turnstile - land south of entrance to 18 Holyrood Drive, Skippingdale Industrial Estate, Scunthorpe, DN15 8NN**

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 must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.

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

Existing & Proposed Plans 1964.01 rev A

Turnstyle & Details 1964.02

Reason

For the avoidance of doubt and in the interests of proper planning.

**Dated:** 11/02/2026

**Signed:**



**pp Rebecca Brown**  
**Planning Development Manager**

**Informative 1**

Before ANY construction works take place within the limits of the highway the developer MUST contact the highway authority on telephone number 01724 297000 to arrange for the relevant permissions/licenses to be issued.

**Informative 2**

Before ANY service (utility) connections take place within the limits of the highway the developer MUST contact the highway authority on telephone number 01724 297000 to arrange for the relevant permissions/licenses to be issued.

**Informative 3**

The applicant is advised to ensure that the relevant connection approvals are obtained from Severn Trent Water.

**Informative 4**

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition”) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be North Lincolnshire Council.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

**Informative 5**

It is an offence under Section 1 of the Wildlife and Countryside Act 1981 to intentionally take, damage or destroy the nest of any wild bird while it is in use or being built, and all wild birds and their eggs are protected and cannot be killed or taken except under licence. The applicant is therefore advised to avoid vegetation clearance during the bird nesting season (March to August inclusive) unless a nesting bird check confirms no active nests are present.

**Informative 6**

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 39 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 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, 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 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 you want to appeal against the local planning authority's decision on your application, 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 you want to appeal against the local planning authority's decision on your application, 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, 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 on 03034445000 to obtain a paper copy.
- The Secretary of State can allow a longer period for giving notice of an appeal, but 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 them 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 you must notify the local planning authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details can be found on [GOV.UK](https://www.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 they 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 carrying out 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 their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.