

Lincolnshire County Council

Planning and Regulation Committee 2 October 2017

Item 6.1

- (i). Paragraph 35 – the Committee should note that the finished floor level height of the Blue Light building has actually been set 300mm above the average flood level of the site and not the existing ground level as recommended by the Environment Agency. Whilst the floor level height therefore differs from that recommended by the Environment Agency, the development would not be at significant risk from flooding. This is because the closest water course, Sincil Dyke, is located 48m from the site and is already well defended. The likelihood of the existing defences overtopping or breaching have been assessed by the Flood Risk Assessment as being low. Furthermore, if flooding were to occur the general topography of the site falls to the north-west in the direction of Sincil Dyke, meaning the north-west of the site (proposed car parking) is approximately 600mm lower than the location of the proposed building itself. Consequently the risk of the building being breached by flooding is considered to be low.

Given the above it is no longer considered necessary to impose a condition setting the finished floor level height as this has been defined and shown on the drawings to be approved as part of the development. Accordingly the condition originally recommended (i.e. Condition 10) has been removed (see Appendix 1 – attached).

- (ii) Revised drawings have been submitted reflecting an agreed and revised layout for the retained firefighter parking spaces at the front of the building. Following discussions between the applicant and the Highways Officer revised conditions have also been agreed relating to the site access construction/improvements. Other minor changes to the conditions as contained within the Officers Report have also been proposed and agreed with the applicant since the report was published. Accordingly a comprehensive and revised schedule of conditions is attached in Appendix 1 and it is recommended that these be attached to any decision notice issued rather than those as contained within the Officers Report.

APPENDIX 1 – REVISED SCHEDULE OF CONDITIONS FOR ITEM 6.1

1. The development hereby permitted shall be commenced within three years of the date of this permission. Written notification of the date of commencement of development shall be sent to the County Planning Authority within seven days of commencement.
2. The development hereby permitted shall only be carried out in accordance with the following documents and plans unless otherwise modified by the conditions attached to this planning permission or details subsequently approved pursuant to those conditions. The approved documents and plans are as follows:

Documents - all date stamped received 5 July 2017

- Planning Application Form
- Design & Access Statement V.1 dated July 2017
- Planning Statement V.1 dated June 2017
- Travel Plan Statement Version 1.0 dated October 2016
- LZC and Sustainability Report (Document No. 4039_CAD_XX_XX_DC_ME_004 Rev P2 dated July 2017
- Phase I Environmental Desktop Study (Report ref: 2294-DS01) dated May 2017
- Phase II Geo-Environmental Assessment Report – April 2017
- Flood Risk Assessment including Surface Water Management Strategy (Report ref: 2294-FRA01) dated May 2017.
- Email from Wilmott Dixon Construction Ltd regarding further contaminated land site investigation works dated 21 September 2017.

Drawings/Plans

- LNC-NOR-XX-XX-SP-A-1900 Rev.P03 – Location Plan
- LNC-NOR-XX-XX-SP-A-1901 Rev.P01 – Existing Site Plan
- LNC-NOR-XX-XX-SP-A-1903 Rev.P03 – Demolitions Site Plan
- LNC-NOR-XX-XX-SP-A-1904 Rev.P05 – Proposed Site Plan
- LNC-NOR-XX-XX-SP-A-1905 Rev.P03 – Landscape Masterplan and External Surfacing Locations Plan
- LNC-NOR-XX-XX-SP-A-1906 Rev.P02 – External Fence Locations Plan
- LNC-NOR-XX-GF-GA-A-3900 Rev.P02 – Proposed Ground Floor
- LNC-NOR-XX-01-GA-A-3901 Rev.P02 – Proposed First Floor GA Plan
- LNC-NOR-XX-02-GA-A-3902 Rev.P02 – Proposed Second Floor GA Plan
- LNC-NOR-XX-02-GA-A-3903 Rev.P02 – Proposed Roof GA Plan
- LNC-NOR-XX-ZZ-SE-A-4900 Rev.P02 – Planning GA Sections
- LNC-NOR-ZZ-01-GA-A-4901 – Site Cross Section
- LNC-NOR-XX-XX-EL-A-5910 Rev.P01 – Proposed GA Elevations
- 4039_CAD_XX_00_DR_E-103 Rev.P2 - External Lighting Layout
- 2294-BJB-XX-XX-DR-S-901-C – Enabling Works for New Junctions
- 2294-BJB-XX-XX-DR-S-902-C – New Junction Arrangement
- 2294-BJB-XX-XX-DR-S-602 – Drainage Works GA.

3. No building operations associated with the construction of the 'Blue Light' building hereby permitted shall take place until samples of the external building materials have been submitted to and approved in writing by the County Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

4.
 - (a) No demolition operations shall take place until a revised Construction Traffic Management Plan has first been submitted and approved by the County Planning Authority.

 - (b) Prior to the occupation of the 'Blue Light' building hereby permitted the new access to be constructed as part of the development shall be constructed and be available for use in accordance with the details as shown on Drawing Nos. 2294-BJB-XX-XX-DR-S-901-C and 2294-BJB-XX-XX-DR-S-902-C.*

 - (c) Prior to the demolition of the existing East Midlands Ambulance Service building the improvements to the existing site access shall first be completed in accordance with the details as shown on Drawing Nos. 2294-BJB-XX-XX-DR-S-901-C and 2294-BJB-XX-XX-DR-S-902-C.*

 - (d) Within seven days of the demolition of the existing East Midlands Ambulance Service building, the existing furthestmost eastern access onto South Park Avenue (as shown on Drawing No. 2294-BJB-XX-XX-DR-S-902-C) shall be permanently closed in accordance with a scheme to be agreed in writing by the County Planning Authority.

 - (e) Notwithstanding the details shown on Drawing No. 2294-BJB-XX-XX-DR-S-902-C, prior to the occupation of the 'Blue Light' building hereby permitted the retained firefighter parking spaces located at the front of the 'Blue Light' building shall be constructed to reflect the arrangement as shown on Drawing No. LNC-NOR-XX-XX-SP-A-1904 PO5.

*See Informative for further information

5. Unless minor variations are otherwise agreed in writing with the County Planning Authority, construction works shall only be carried out between the following times:

07:30 and 18:00 hours Monday to Fridays
08:00 to 17:00 hours Saturdays

No such operations or activities shall take place on Sunday, Bank or Public Holidays.

6. During the demolition and construction phases of development the surfacing of the access and internal site roads shall be maintained in a good state of repair and kept clean and free of mud and other debris at all times for the duration of the development so as to prevent such materials being deposited on the public highway. Any accidental deposition of mud, debris or other deleterious materials onto the public highway shall be removed immediately.
7. Prior to the 'Blue Light' building hereby permitted being brought into use a detailed landscaping scheme shall be submitted to and approved in writing by the County Planning Authority. The landscaping scheme shall include information on the species, numbers, spacing and positions of all grasses, trees, shrubs, hedgerows and bushes to be planted as part of the development and include details of the long term maintenance and aftercare proposals to ensure their success for a period of 10 years commencing from the date of completion of the development. Any plants which at any time during the development and/or 10 year aftercare period die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species.
8. Prior to the occupation of the 'Blue Light' building hereby permitted a Travel Plan shall be submitted for the written approval of the County Planning Authority. The approved Travel Plan shall be implemented and updated as required for the duration of the development.
9. Site clearance operations that involve the destruction and removal of vegetation shall not be undertaken during the months of March to August inclusive, except where approved by the County Planning Authority.
10.
 - (a) No demolition operations required in association with the development hereby permitted shall take place until the further contaminated land site investigation works (as referred to in the email dated 21 September 2017) have been undertaken. Following the completion of these works the results shall be used to inform and identify if any further remediation works are required to be incorporated into the development.
 - (b) No building operations associated with the construction of the 'Blue Light' building shall take place until details of the gas protection measures along with details of any further remediation works that have been identified following the site investigation works (referred to in (a)) have been submitted and approved in writing by the County Planning Authority (in association with the Environmental Health Officer at City of Lincoln Council). The approved details and scheme(s) must be carried out and implemented as part of the development and the

County Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

- (c) Following completion of measures identified in the approved remediation scheme (referred to in (b)), a verification report that demonstrates the effectiveness of the remediation carried out must be produced, submitted and approved in writing by the County Planning Authority (in association with the Environmental Health Officer at City of Lincoln Council).
 - (d) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the County Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared and submitted to and be approved in writing by the County Planning Authority (in association with the Environmental Health Officer at City of Lincoln Council).
11. Prior to the occupation of the 'Blue Light' building hereby permitted details of a scheme for the provision of electric vehicle recharge points for the development shall be submitted to the County Planning Authority for approval. The approved scheme shall be implemented and maintained thereafter.
12. A Construction Environmental Management Plan shall be prepared and adopted as part of this development. The Construction Environmental Management Plan shall include details of control measures that will be employed to control the impact of noise, vibration and dust from the construction phase on offsite receptors. The Construction Environmental Management Plan and the control measures it contains shall be implemented throughout the demolition/construction phase associated with this development.*

*See Informative for further information.

Informative(s)

- (i). Condition 4 - Prior to any access works taking place within the public highway you must contact the Divisional Highways Manager on 01522 782070.
- (ii) Condition 12 - In complying with this condition regard shall be had to all relevant standards, including British Standard BS5228: 2009 - Code of practice for noise and vibration control on construction and open sites – Part 1: Noise and Part 2: Vibration; and the Institute of Air Quality Management's

'Guidance on the assessment of dust from demolition and construction (2014)'.
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