



# B O S T O N

## BOROUGH COUNCIL

Municipal Buildings, West Street, Boston, Lincolnshire, PE21 8QR

Mr Lee Russell  
Seagate Homes Ltd  
Holbeach Manor  
Fleet Road  
Holbeach  
PE12 7AX

**Case Officer: Richard Byrne**  
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### APPROVAL OF DETAILS REQUIRED BY CONDITION

#### Article 27 of the Town & Country Planning (Development Management Procedure) Order 2015

#### Part 1 - Particulars of details to be approved;

**Reference:** B/18/0399/CD1

**Applicant:** Mr Lee Russell, Seagate Homes Ltd

**Proposal:** Application to have details approved relating to Conditions 4 (Drainage and water infrastructure), 7 (Materials), 8 (Bin Collection areas), 12 (Roads, footways and junctions), 13 (Surface Water Drainage) and 14 (Construction Management Plan) of planning permission B/18/0399

**Location:** Land to the west of 90, 92 and 94 Fenside Road, Boston

#### Part 2 - Particulars of decision

In pursuance of the powers exercised by it as Planning Authority, Boston Borough Council, have considered your application for approval of details reserved by condition in relation to the above mentioned Planning Permission and Location.

The Council's decision regarding the status of these conditions and details can be found below:

Condition Description	Details Submitted	Status
C.4 Prior to the construction of any building above damp proof course, a detailed scheme for drainage and water infrastructure shall be submitted to and agreed in writing by the Local Planning Authority. The details shall include: - A scheme for the provision of mains foul sewerage infrastructure on and off the site - Details of connection point(s) and discharge rate(s)	To avoid repetition, the drawings and specifications which are considered against this condition are noted below under C12 and C13.	Details agreed
C.7 No development shall take place above damp proof course, until details of the materials proposed to be used in the construction of the external surfaces have been submitted to	External Materials Schedule Rev A – revision date 5 January 2021	Details agreed

<p>and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.</p> <p>C.8 No development shall take place above damp proof course, until details of the bin collection areas for all private drives have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.</p>	<p>FSB-SH-MRP-AR-1001 - Maintenance Responsibilities Plan (Rev E)</p>	<p>Details agreed</p>
<p>C.12 Prior to the construction of any road or building, details of all roads (including footways and junctions) shall be submitted to, and approved in writing by, the Local Planning Authority. Before any dwelling is occupied, all of that part of the estate road (including associated footways and junction with the main road) that serves that dwelling shall be laid out and constructed in accordance with the agreed details.</p>	<ul style="list-style-type: none"> <li>▪ 12079-WMS-ZZ-XX- DR-C-39501 P8</li> <li>▪ 12079-WMS-ZZ-XX- DR-C-39502 P2</li> <li>▪ 12079-WMS-ZZ-XX- DR-C-39503 P4</li> <li>▪ 12079-WMS-ZZ-XX- DR-C-39504 P4</li> <li>▪ 12079-WMS-ZZ-XX- DR-C-39505 P4</li> <li>▪ 12079-WMS-ZZ-XX- DR-C-39506 P2</li> <li>▪ 12079-WMS-ZZ-XX- DR-C-39507 P3</li> <li>▪ 12079-WMS-ZZ-XX- DR-C-39510 P8</li> <li>▪ 12079-WMS-ZZ-XX- DR-C-39511 P7</li> <li>▪ 1914_LTG_5000_A1, 410.SL.01 Rev E</li> </ul>	<p>Details agreed</p>
<p>C.13 Prior to the construction of any building above damp proof course, a detailed surface water drainage scheme shall be submitted to the Local Planning Authority for agreement in writing. The scheme shall:</p> <ul style="list-style-type: none"> <li>- Be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development;</li> <li>- Provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for</li> </ul>	<ul style="list-style-type: none"> <li>▪ 12079-WMS-ZZ-XX-DR-C-39200-S8-P3</li> <li>▪ 12079-WMS-ZZ-XX-DR-C-39201-S8-P11</li> <li>▪ 12079-WMS-ZZ-XX-DR-C-39202-S8-P8</li> <li>▪ 12079-WMS-ZZ-XX-DR-C-39203-S8-P7</li> <li>▪ 12079-WMS-ZZ-XX-DR-C-39204-S8-P7</li> <li>▪ 12079-WMS-ZZ-XX-DR-C-39205-S8-P3</li> <li>▪ 12079-WMS-ZZ-XX-DR-C-39206-S8-P1</li> <li>▪ 12079-WMS-ZZ-XX-DR-C-39207-S8-P1</li> <li>▪ 12079-WMS-ZZ-XX-DR-</li> </ul>	<p>Details agreed</p>

<p>climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;</p> <ul style="list-style-type: none"> <li>- Provide attenuation details and discharge rates which shall be restricted to a level that shall be submitted to and agreed by the Local planning Authority</li> <li>- Provide details of the timetable for any phasing of implementation for the drainage scheme; and</li> <li>- Provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or statutory undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.</li> </ul> <p>No dwelling shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing, and all surface water measures relating to that phase and dwelling have been completed. The approved scheme shall be retained and maintained in full in accordance with the approved details.</p> <p>C.14 Prior to the commencement of the development above ground level, a Construction Management Plan shall be submitted to the Local Planning Authority for approval in writing. The Construction Management Plan will</p>	<p>C-39208-S8-P1</p> <ul style="list-style-type: none"> <li>▪ 12079-WMS-ZZ-XX-DR-C-39210-S3-P5</li> <li>▪ 12079-WMS-ZZ-XX-DR-C-39211-S3-P3</li> <li>▪ 12079-WMS-ZZ-XX-DR-C-39212-S3-P4</li> <li>▪ 12079-WMS-ZZ-XX-DR-C-39213-S3-P1</li> <li>▪ 12079-WMS-ZZ-XX-DR-C-39214-S3-P2</li> <li>▪ 12079-WMS-ZZ-XX-DR-C-39505-S8-P3</li> <li>▪ 12079-WMS-ZZ-XX-DR-C-39506-S8-P2</li> <li>▪ FEH - 30yr 100_40yr,</li> <li>▪ FSR- 30yr 100_40yr,</li> <li>▪ SW Discharge Consent 2020-D03 Part A S01,</li> <li>▪ AW Correspondence,</li> <li>▪ Fenside S106 AW APPROVAL – for a 300mm diameter foul sewer in Fenside Road via a newly built manhole as shown on Drg No. 12079-WMS-ZZ-XX-DR-C-39201-S8-P2;</li> <li>▪ 12079-WMS-ZZ-XX- DR-C-39501 P8</li> <li>▪ 12079-WMS-ZZ-XX- DR-C-39502 P2</li> <li>▪ 12079-WMS-ZZ-XX- DR-C-39503 P4</li> <li>▪ 12079-WMS-ZZ-XX- DR-C-39504 P4</li> <li>▪ 12079-WMS-ZZ-XX- DR-C-39505 P4</li> <li>▪ 12079-WMS-ZZ-XX- DR-C-39506 P2</li> <li>▪ 12079-WMS-ZZ-XX- DR-C-39507 P3</li> <li>▪ 12079-WMS-ZZ-XX- DR-C-39510 P8</li> <li>▪ 12079-WMS-ZZ-XX- DR-C-39511 P7</li> </ul> <p>Construction Method Statement Rev A dated 23 November 2020 Site Plan – Construction Management Plan – Drawing Number: FSB-SH-SP-CMP-1000 Rev C</p>	<p>Details agreed</p>
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<p>prescribe how the construction of the site will be phased, where site accommodation and welfare facilities will be placed, hours of working, where site vehicles and the vehicles of site personnel will be parked and where materials will be delivered and stored within the site. Construction of the permitted development shall be undertaken in accordance with the approved Construction Management Plan.</p>		
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You are advised to read the aforementioned conditions in full, as they may require further actions. See notes to applicant.

If you wish to discuss the outcome of this application further please do not hesitate to contact Richard Byrne.



**Mike Gildersleeves**  
**Assistant Director –Planning**  
**Boston Borough Council and East Lindsey District Council**

Date; 23-Apr-2021

#### **Notes to Applicant**

<b>STATUS</b>	<b>Clarification / Meaning</b>
Refused / Not Agreed	The details provided are not acceptable. Further/revised details are required to be submitted.
Agreed / Acceptable	<p>The details provided are acceptable, but the condition has ongoing requirements – for example implementation in accordance with the agreed details.</p> <p>Unless advised by the wording of the condition, it is not mandatory to make further submissions to or seek further approval the Local Planning Authority.</p>
Discharged	The details provided are acceptable, and all elements of the condition are met.

#### **Confirmation of Compliance with Conditions:**

This decision does not provide confirmation that the condition(s) have been complied with. If you require confirmation that a development has been carried out in accordance with the conditions, you can make a formal application for “Confirmation of Compliance with Conditions” online at [www.planningportal.co.uk](http://www.planningportal.co.uk).

We may have attached other documents to this notice. Where such documents are included they should be used or read in conjunction with it as they may contain useful or essential information, which you require to be aware of and may necessitate further actions on your part.

**We can provide this information in other languages and formats for example, in large print, in Braille or on CD. Please phone 01205 314200.**