



B O S T O N

BOROUGH COUNCIL

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

Mr Matthew Bridges,
Gleeson Homes
4, Aspect Court
Aspect Business Park
Bennerley Road
Nottingham
NG6 8WR

Case Officer: Trevor Thompson
Tel: 01205 314305
E-mail: planning@boston.gov.uk

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/18/0528/CD1

Applicant: Mr Matthew Bridges, Gleeson Homes

Proposal: Application to approve Conditions C7 (Surface Water Drainage), C10 (Ecology), C11 (Fire Hydrants), C13 (Air Quality Mitigation) and C16 (Foul Pumping Station) of permission B/18/0528 (85 dwellings with associated infrastructure including new estate roads, public open space and attenuation ponds)

Location: Land adjacent and to the south of Hawthorn Tree School on the east side of Toot Lane, Boston, PE21 0PT

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
<p>C.7 The permitted development shall be undertaken in accordance with a surface water drainage scheme which shall first have been approved in writing by the Local Planning Authority.</p> <p>The scheme shall: be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development.</p> <p>provide details of how run-off will be safely conveyed and attenuated during storms up to and including</p>	<p>Section 104 layout Plan no. 102.001.03J</p>	<p>Details approved/ discharged</p>

<p>the 1 in 100 year critical storm event, with an allowance for 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> <p>provide attenuation details and discharge rates which shall be restricted to 1.4 litres per second;</p> <p>provide details of the timetable for and any phasing of implementation for the drainage scheme; and</p> <p>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.</p> <p>No dwelling shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full, in accordance with the approved details.</p> <p>C.10 The development hereby permitted shall be undertaken in accordance with the mitigation measures and recommendations of the ecology report (SLR Version 3 dated November 2018). Notwithstanding this, no development shall commence on site above slab level until details of measures to enhance the biodiversity of the site as a consequence of the development, together with a timescale for implementation have been submitted to and approved by the local planning authority. The works thereafter shall proceed in</p>	<p>Biodiversity enhancements and landscape and ecological management plan (LEMP) and Construction and Environmental Management Plan (CEMP) Version no. 0 Dated January 2020</p> <p>SLR Report ref 424.03044.00094</p>	<p>Details approved/ Discharged</p>
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<p>accordance with the approved details and any agreed enhancement measures shall be delivered in full prior to the occupation of the penultimate dwelling on site.</p> <p>C.11 No development shall commence on site above slab level until details relating to the provision of fire hydrant(s) have been submitted to and approved in writing by the Local Planning Authority. The fire hydrant(s) as may be approved by the Local Planning Authority shall be installed prior to the occupation of any dwelling on the permitted development.</p> <p>C.13 Prior to the commencement of development above slab level, final details of measures that aim to reduce pollution and promote renewable and low carbon energy (including measures such as facilities for EV car charging) and details relating to the timing of their implementation, shall be submitted to and approved in writing with the Local Planning Authority. The development shall be constructed in accordance with the approved measures.</p> <p>C.16 No development shall commence on site above slab level until details of the proposed foul pumping station and the substation as identified on the approved layout plan ref 3040-0-001 U has been submitted to and approved in writing by the local planning authority. The works shall be carried out as approved.</p>	<p>C.Plan 141828/1/0037048 Revision B</p> <p>Rolec WallPod EVWP0020 for the charging points to each plot- Email received from the applicant dated 23rd December 2020</p> <p>Pumping design Technical Specification- PDAS project reference PR10815 issue C. December 2019</p>	<p>Details approved/ Discharged</p> <p>Details approved/ Discharged</p> <p>Details approved/ discharged</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 Trevor Thompson.



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

Date; 05-Jan-2021

Notes to Applicant

STATUS	Clarification / Meaning
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.

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.