



B O S T O N

BOROUGH COUNCIL

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

Mr Benjamin Fox
Planware Ltd
The Granary
37, Walnut Tree Lane
Sudbury
CO10 1BD

Case Officer: Simon Eldred
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/20/0432/CD2

Applicant: McDonald's Restaurants Ltd

Proposal: Application to have details approved relating to Condition 3 (Water Vole Survey) of planning approval B/20/0432 (Erection of a freestanding restaurant with drive-thru facility, car parking, landscaping and associated works, including Customer Order Displays (COD), Goal Post Height Restrictor and Play Frame)

Location: Land to the South of Swineshead Road and East of Wortley's Lane, Wyberton, Boston, PE21 7JF

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.3 No development and/or clearance of the site shall take place until two further surveys have been undertaken to establish whether the site and the ditch to the north of the site are utilised by water voles and the results submitted to and approved in writing by the Local Planning Authority. The surveys shall take place during the optimum period for water voles activity (one between mid-April and June and the other between July and September, following water vole survey guidance).	Water Vole Survey Report 1 (June 2021)	Acceptable
	Water Vole Survey Report 2 (July 2021)	Acceptable
If such a use is established, then		

<p>no development shall take place until a comprehensive method statement indicating how water voles are to be safeguarded with appropriate mitigation measures have been submitted to and approved in writing by the Local Planning Authority.</p> <p>The duly approved method statement shall be implemented in full accordance with the details, recommendations and timescales contained therein. Any mitigation measures shall be fully implemented before clearance of any vegetation and subsequent development of the site and retained as such thereafter.</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 Simon Eldred.



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

Date; 23-Jul-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.
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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.