



B O S T O N BOROUGH COUNCIL

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

Town and Country Planning Act 1990

APPLICATION DECISION NOTICE

Application Reference: B/21/0493

Applicant: Mr Andrew

United Lincolnshire Hospitals NHS Trust
Pilgrim Hospital
Sibsey Road
Boston
PE21 9QS

Agent: Ms Dariana Nistor

P + HS Architects
84 Albion Street
Leeds
West Yorkshire
LS1 6AG

In pursuance of the powers exercised by it as Planning Authority, Boston Borough Council, having considered your application to carry out the following development:

Demolition of the existing support services building (H block) and the erection of a two storey extension to the emergency department in its place including full refurbishment at Pilgrim Hospital, Sibsey Road, Boston, PE21 9QS

And in accordance with this notice and the particulars given in the application, do hereby give notice of its decision to **GRANT Full Planning Permission** for the said development subject to **compliance with the following condition(s)**:

1. The development must be begun not later than the expiration of four years from the date of this permission.

Reason: To comply with the requirements of section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in strict accordance with the application received 10 November 2021 and in accordance with the associated plans referenced:

- GM21-PHS-ZZ-ZZ-D-A-07001 P02: Site Location Plan
- GM21-PHS-ZZ-ZZ-D-A-07006 P03: Proposed Site Layout
- GM21-PHS-ZZ-00-D-A-07008 P02: Proposed Ground Floor Plan
- GM21-PHS-ZZ-01-D-A-07009 P02: Proposed First Floor
- GM21-PHS-ZZ-03-D-A-07010 P02: Proposed Roof Plan
- GM21-PHS-ZZ-ZZ-D-A-07102 P02: Proposed Elevations
- GM21-RPS-ZZ-XX-D-E-6302: External Lighting Layout

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.



Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the South East Lincolnshire Local Plan (2011-2036) and the National Planning Policy Framework (2021).

3. No demolition and/or development shall take place until a method statement for the removal/control of any invasive plant species (as defined within the Wildlife and Countryside Act 1981, as amended) which fall within the site has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include:
 - i. measures to prevent the spread of invasive species during any operations (e.g. strimming, soil movement or land remodelling works) and to ensure that any soils brought to the site are free of the seeds, root or stem of any invasive plant (as defined by the Wildlife and Countryside Act 1981, as amended).
 - ii. a timetable for implementation (including any phasing for removal/control on different parts of the site);

The development shall thereafter be carried out in accordance with the details, timetable and phasing contained within the duly approved method statement.

Reason: To ensure the satisfactory treatment and disposal of invasive plant species and site preparation works before any development commences on affected areas of the site in accordance with the requirements of South East Lincolnshire Local Plan (2011-2036) Policy 2 and 28, the National Planning Policy Framework (2021) and the Wildlife and Countryside Act 1981 (as amended).

4. No demolition and / or development shall take place until one dusk emergence survey and one dawn re-entry survey to establish whether features/habitats on the site are utilised by bats have been undertaken in accordance with the recommendations set out in Preliminary Ecological Appraisal and Preliminary Roost Assessment Survey Report (Author: RSK Biocensus, Project No. 2482886) dated October 2021 and the results submitted to and approved in writing by the Local Planning Authority.

Any further survey(s) shall take place during the optimum period for bat activity (between May and August). If such a use is established, then no development shall take place until a comprehensive method statement indicating how bats are to be safeguarded during the construction period and how appropriate mitigation measures (including habitat compensation and enhancement) are to be incorporated into the development has been submitted to and approved in writing by the Local Planning Authority.

The duly approved method statement shall be implemented in full accordance with the details, recommendations and timescales contained therein and any mitigation measures shall be fully implemented before the building is first brought into use and retained as such thereafter.

Reason: To ensure that appropriate measures are taken to establish whether habitats on the site which are suitable to support protected species are (or become) used by these species, and to ensure that adequate mitigation measures are introduced as part of the development in order that it does not adversely affect the favourable conservation status of any protected species in accordance with the requirements of South East Lincolnshire Local Plan (2011-2036) Policy 2 and 28, the National Planning Policy Framework (2021), the Conservation of Habitats and Species Regulations 2010 and the Wildlife and Countryside Act 1981 (as amended).

5. Notwithstanding any description of materials in the application and the requirements of condition 2 of this permission, no above ground works shall take place until samples or full details of all materials to be used on the external surfaces of the buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall thereafter be implemented in accordance with the duly approved materials.

Reason: To ensure use of appropriate materials which are sympathetic to the character of surrounding buildings in the interests of visual amenity in accordance with the requirements of South East Lincolnshire Local Plan (2011-2036) Policy 2 and 3, and the National Planning Policy Framework (2021).

6. Prior to the commencement of development above slab level, full details of the biodiversity enhancement measures across the site and a timetable for their implementation which accord with the recommendations set out in the Preliminary Ecological Appraisal and Preliminary Roost Assessment Survey Report (Author: RSK Biocensus, Project No. 2482886) dated October 2021, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved scheme.

Reason: In the interest of enhancing the ecology of the area in compliance with Policies 2 and 28 of the South East Lincolnshire Local Plan (2011-2036).

7. The development shall be carried out in accordance with the submitted flood risk assessment (ref Flood Risk Assessment and Drainage Report GM21-PAM-XX-XX-T-C-00001 rev 2, produced by Price and Myers dated October 2021) and the following mitigation measures it details:

- Finished floor levels shall be set no lower than 2.65 metres above Ordnance Datum (AOD);
- The ground floor shall be constructed using flood resilience techniques;
- The building will be constructed of two storeys; and,
- Electrical service outlets and switches shall be raised set at a minimum of 3.65mAOD (1m above finished floor level).

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future users in accordance with Policy 4 of the South East Lincolnshire Local Plan (2011-2036).

8. All plant and machinery shall be installed to accord with the recommendations set out in the Environmental Noise Impact Assessment Acoustic Consultancy Report (Ref: ADT 3267/ENIA) dated 24 September 2021.

Reason: To safeguard the amenity of the locality by limiting noise to less than 60dB measured as a LAeq(1hr) at 1m from the plant room to ensure a rating level 5dB below the current measured night time background noise levels to accord with Policies 3 and 30 of the South East Lincolnshire Local Plan (2011-2036).

9. If, during development, contamination which was not previously identified is found to be present on the site then no further development shall take place on the affected part(s) of the site until a report containing details of an investigation and risk assessment to determine the nature and extent of any contamination on the site (including whether it originates on the site) has been submitted to and approved in writing by the Local Planning Authority. The submitted report shall include:
- i. a survey of the extent, scale and nature of contamination;
 - ii. an assessment of the potential risks to:
 - human health;
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes;
 - adjoining land;
 - groundwaters and surface waters;
 - ecological systems; and
 - archaeological sites and ancient monuments.
 - iii. an appraisal of any remedial options required and a proposal for the preferred option(s) to form a remediation strategy for the site.

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy and a verification report submitted to and approved in writing by the Local Planning Authority before any of the buildings on the affected part(s) of the site are first occupied.

Reason: To prevent pollution of the surrounding environment and to ensure the safe development of the site in the interests of the amenity of future occupiers and other sensitive receptors in accordance with the requirements of Policy 2 and 30 of the South East Lincolnshire Local Plan (2011-2036).

10. Prior to the extension hereby permitted first being brought into use, a flood warning and evacuation plan incorporating the Emergency Department into the entire site shall be submitted to and approved in writing by the Local Planning Authority.

The approved plan shall then be implemented in accordance with a timetable agreed with the Local Planning Authority and shall be operated in accordance with the agreed plan at all times.

Reason: To reduce the risk of flooding and that measures are in place to protect users of the Emergency Department and to comply with policy 4 of the South East Lincolnshire Local Plan (2011-2036).

11. Prior to the extension hereby permitted first being brought into use a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Travel Plan shall thereafter be implemented in accordance with a timetable contained within the duly approved scheme, and shall be managed as such thereafter.

Reason: The Travel Plan is conditioned to ensure that journeys made to the approved Emergency Department aligns with the wider hospital site in reducing dependency on the car in accordance with Policies 2, 31 and 33 of the South East Lincolnshire Local Plan (2011-2036).

In determining this application the authority has taken account of the guidance in paragraph 38 of the National Planning Policy Framework 2021 in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.

Date: 25-Feb-2022



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

Informatives:

1. Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions.

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

2. The applicant's attention is drawn to the recommendation that services entering the building should be at a high level, above anticipated flood depths to reduce the impact of flooding, this includes installing back-up generators at or above the flood level, for example on the first floor.

TOWN AND COUNTRY PLANNING ACT 1990

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, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- **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**, if you want to appeal against your local planning authority's decision on your application, then 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 if you want to appeal against your local planning authority's decision on your application, then 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.
- **If this is a decision to refuse planning permission for a householder application**, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- **If this is a decision to refuse planning permission for a minor commercial application**, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- **If this is a decision to refuse express consent for the display of an advertisement**, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- **If this is a decision to refuse consent for works to a tree protected by a Tree Preservation Order**, if you want to appeal against your local planning authority's decision then you must do so within 28 days of the date of this notice.
- **For all other decisions**, if you want to appeal against your local planning authority's decision then you must do so within 6 months 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 to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- 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 the Secretary of State 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 then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)
- **Proposed Demolition** - The provision of Section 80 of the Building Act 1984 require that anyone who intends to demolish a building or structure shall give notice to the Council's Building Control department (01205 314295) beforehand, and work shall not commence until the Local Authority has given Notice under Section 81, or the relevant period of 6 weeks has expired.

THIS IS A LEGAL DOCUMENT – PLEASE RETAIN IN A SAFE PLACE, PREFERABLY WITH YOUR DEEDS