

Development Management Delegated Decision Report



SUMMARY OF APPLICATION

Application Reference	B/23/0221/CD2	
Application Type	Discharge of Condition	
Proposal	Application to discharge Conditions C3 (Foul & Surface Water) and C10 (Ground Levels) of permission B/23/0221	
Location	Land off Marsh Lane, Boston	
Applicant	Mr W McCoo, RTW Construction & Developments Ltd, C/O Studio 11 Architecture	
Agent	Mr Oliver Summerfield, Studio 11 Architecture	
Statutory Expiry Date:	06-May-2024	
Extension of Time:		
Recommendation	Agree Details	
Report by:	Ian Carrington	
Date:	19-Apr-2024	

Officer Appraisal / Comments:

B/21/0288 allowed the construction of 24 B1 industrial units on land allocated for employment uses off Marsh Lane, Boston. The Marsh Lane industrial/commercial park extends to the north and east of the site. B/23/0221 consented changes to Condition 2 (Approved Plans) and Condition 4 (Archaeology), and as a Section 73 application that consent formed a new grant of planning permission with appropriate conditions including some carried over from B/21/0288.

The application site is in Flood Risk Zone 3a (FRZ3) and is also within the Coastal Hazard Zone as defined by the Environment Agency. Conditions were therefore imposed requiring full details of drainage plans, and also requiring that if ground levels were to be raised as a flood mitigation measure, appropriate steps should be demonstrated to ensure flooding or waterlogging would not impact on neighbouring land as a consequence.

In support of the conditions discharge the applicant has submitted details of proposed finished floor levels, and comprehensive details of the proposed means of foul and surface water drainage along with the technical specifications of the various components of those systems. In addition, full details of the proposed internal roadways and parking and turning areas are also supplied, illustrating the significant areas of roadway which will be finished in permeable hard surface hence reducing surface water run-off.

Taken together, the submitted details are considered to be an effective and sufficient scheme for both foul and surface water drainage, with the capacity to avoid adverse impacts on and off the site. The details are considered acceptable to meet the requirements of conditions 3 and 10 of B/23/0221.



An Anglian Water water-main runs across the site close to its boundary with Bitterne Way, and the details will respect the integrity of this asset.

Lincolnshire County Council Highways/SUDS (as Lead Local Flood Authority), the Environment Agency, the Black Sluice Internal Drainage Board and Anglian Water have all been consulted on the application, and none has objected.

The use of the submitted details as set out below is considered acceptable to meet the requirements of conditions 3 and 10 of B/23/0221.

Condition number	Condition	Details submitted	Status
C.3	Prior to commencement of the development hereby approved, full details of the proposed means of foul and surface water disposal to separate systems shall be submitted to and approved in writing by the Local Planning Authority and the details so approved shall be implemented in full before there are any flows into the receiving systems.	Details apply to both Condition 3 and Condition 10; all drawings received by the LPA on 11-Mar-2024.	Acceptable
C.10	The existing ground level of the site should not be raised above the level of any surrounding land unless measures are taken, to the satisfaction of the Local Planning Authority, to prevent possible flooding or waterlogging of any neighbouring land or properties. If any works are proposed to raise the existing ground level, a scheme shall be submitted to and approved by the Local Planning Authority prior to works for the raising of the ground level being commenced.	<p>Drawing Numbers:</p> <ul style="list-style-type: none"> - 505-S11-00-SI-DR-C-3000 Rev C Proposed Drainage General Arrangement Sheet 1 of 2 - 505-S11-00-SI-DR-C-3001 Rev B Proposed Drainage General Arrangement Sheet 2 of 2 - 505-S11-00-SI-DR-C-3200 Private Drainage Details Sheet 1 of 3 - 505-S11-00-SI-DR-C-3201 Private Drainage Details Sheet 2 of 3 - 505-S11-00-SI-DR-C-3202 Private Drainage Details Sheet 3 of 3 - 505-S11-00-SI-DR-C-4000 Rev A Proposed External Works General 	Acceptable

		<p>Arrangement Sheet 1 of 2</p> <p>- 505-S11-00-SI- DR-C-4001 Rev A Proposed External Works General Arrangement Sheet 2 of 2</p> <p>- 505-S11-00-SI- DR-C-4010 Rev A Proposed External Works General Arrangement Sheet 1 of 2</p> <p>- 505-S11-00-SI- DR-C-4011 Rev A Proposed External Works General Arrangement Sheet 2 of 2</p> <p>- 505-S11-00-SI- DR-C-8500 Rev A Proposed Minor Works General Arrangements and Details</p>	
<p>NOTES FOR DECISION NOTICE:</p>			