

PLANNING CONDITIONS DISCHARGE SCHEDULE

B/20/0385

**Change of Use of Land and Building from
Agricultural to Create Autism Support Centre, Providing short stay,
physio, therapy, and day support at land North of A52 Between
Butterwick and Benington**

Project Reference: LPC-268

FEBRUARY 2021

Rev A – 20-04-21

Rev B – 21-04-21



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A INTRODUCTION

This statement and assessments have been prepared on behalf of the applicants and seeks to support the discharge of Planning Approval Conditions related to application **Ref – B/20/0385**.

This statement is to be read in conjunction with the scheme drawings and details submitted as part of this application.

B CONDITIONS

The following details the information, drawings, and specifications that have been submitted to support discharge of the planning conditions.

Condition 1 – Approval expiration of four years

No further details required for discharging

Condition 2 – Approved plans reference

No further details required for discharging

Condition 3 – Flood Risk Assessment

Agreed - No further details required for discharging

Condition 4 – Foul and Surface water drainage from the site.

All foul water will be discharged into a 20-person septic treatment plant and the overflow will run into the drain running along the western boundary.

All rainwater and surface water will run into a 10,000L rainwater harvesting tank and then pumped back into the property for reused any overflow will run into the drain running along the western boundary.

- Drainage scheme for both foul and surface water - **LPC-268-04 REVC**
- Rainwater harvesting collection tank – **Pura Tank**
- Foul waste treatment tank – **Hydro Clear HC20, HC20 Drawing & Hydro Clear Pumping Chamber**

All details to be confirmed by client appointed drainage engineer and or installer prior to commencement on site

Condition 5 - Flood Warning and Evacuation Plan

A flood warning and evacuation plan statement has been submitted to be implemented before the first occupation of the building.

Condition 6 - Hard and Soft Landscaping

Site plan – **LPC-268-03 REVD** shows the proposed landscaping for points **6a, 6b, 6c, 6d, 6e**

Point 6f - Also shown on the above drawing is the location for the refuse (bin) storage, it is the intention to have a private collection contract in place before first use of the building to collection and removal of stored waste.

Point 6g – The time scale for implementing and completion of the landscaping will be subject the scheduling of the building process stages, however the client's intention is to have boundary treatments (e.g., trees, hedges and fencing) completed as soon as possible to aid both visually and with security of the site.

Condition 7 - Landscaping Management Plan

As part of the overall maintenance of the ground and facilities there will be employed member of staff for 2 days who will be responsible for maintaining the site including any public/communal areas and landscaping. The person will be employed at the least available opportunity once the works have been completed.

Condition 8 - Electrical Vehicle Charging points

Two number vehicle charging joints will be installed one at either end of the building as part of the electrical installation works and commissioned prior to first use of the part of the building, the two locations proposed are shown on drawing **LPC-268-03 REVD**.

- Charging point type – **WallPod:EV – Type 2, mode 3 Charging Socket**

Condition 9 - Occupation Of 2 Bedroom Dwelling

Agreed - No further details required for discharging.

Conditions 10, 11 and 12 - Contamination Land Investigation and Remediation Strategy

A phase 1 desk study and site investigation has been carried by OSBSIDAIN Geo-Consulting in February 2021. A copy of this report has been submitted.

Following this report, the client has been consulting with Nick Davis (Principle Environmental Health Officer) on the options for remediation a copy of the email conversation is enclosed as part of the remediation statement by Mr Codling which details the proposed remediation works and the also the Juta Gas resistance membrane spec sheet.

- **Geo-Environmental Desk Study Report**
- **Remediation Statement – INC Nick Davis email and Juta gas resistant membrane (GP1 GAS BARRIER)**

Conditions 13 - Remediation Closer Report

Details of this report will be forwarded once the works have been completed and the report has been finalized.