

**THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL
IMPACT ASSESSMENT) REGULATIONS 2017**

ENVIRONMENTAL STATEMENT REGULATION 30

PLANNING APPLICATION: S/094/01392/15

APPLICANT: Anthony Dawson Builder,

PROPOSAL: Planning Permission - Erection of 2no. replacement poultry sheds with stacks, 4no. biomass rooms, 4no. silos on the site of 6no. existing poultry sheds which are to be demolished and regularisation of chimney stacks. (works already started).

LOCATION: HEALE FARM, WELLSYKE LANE, KIRKBY ON BAIN, WOODHALL SPA, LINCOLNSHIRE. LN10 6YU

In accordance with Regulation 24 of the above mentioned Regulations please note that the above mentioned application was determined as follows:

DATE OF DECISION: 07 December 2017

DECISION: Approve subject to the following conditions:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

1. The parking of vehicles, site operatives and visitors
2. Loading and unloading of plant and materials
3. Storage of plant and materials used in constructing the development
4. Wheel washing facilities
5. Measures to control the emission of dust and dirt during construction

Reason: To protect the amenities of nearby residential properties and to accord with Policy DC4 of the East Lindsey Local Plan Alteration 1999 and the National Planning Policy Framework.

3. The development hereby permitted shall be carried out in accordance with the following approved plans;

DAWSON-15-08, 04B, 05B, -07, 06B, 01B

Reason: In order to ensure the approved plans are clearly identified in the interests of clarity and local amenity.

4. No development hereby permitted shall commence until a Construction Environmental Management Plan (CEMP), has been submitted to and agreed in writing with the Local Planning Authority. The CEMP shall be undertaken in accordance with the recommendations of the Phase 1 submitted Habitat and Protected Species Survey by Eco-Check Ltd. including proposals for biodiversity enhancement and habitat creation.

Reason: To ensure adequate measures to protect and mitigate habitats and protected species and to accord with paragraph 118 of the National Planning Policy Framework.

5. No development shall take place until, a scheme of landscaping including details of the size, species and position or density of all trees to be planted, fencing and walling, and measures for the protection of trees to be retained during the course of development have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that a landscaping scheme to enhance the development and to provide increased opportunities for biodiversity on the site is provided in accordance with Policy DC4 of the East Lindsey Local Plan Alteration 1999.

6. The development shall be carried out in accordance with the measures stated in the mitigation section of the Extended Phase 1 Habitat and Protected Species Survey dated June 2012.

Reason: To ensure that the ecological value of the site is maintained and enhanced and to accord with paragraph 118 of the National Planning Policy Framework.

7. Demolition and/or Construction works shall only be carried out between the hours of 07:30 and 18:00 on Mondays to Fridays; and at no time on Saturdays, Sundays and Bank Holidays unless specifically agreed to in writing by the Local Planning Authority beforehand.

Reason: To protect the amenity of the occupants of nearby dwellings and in accordance with Policies A4 and DC4 of the East Lindsey Local Plan Alteration 1999.

8. The approved development shall not be brought into use until a dust attenuation scheme has been submitted to and approved in writing by the Local Planning Authority. All subsequent operations at the site shall be in accordance with the approved details.

Reason: To protect the amenity of the occupants of nearby dwellings and in accordance with Policies A4 and DC4 of the East Lindsey Local Plan Alteration 1999.

9. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building(s) or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species and retained thereafter.

Reason: To ensure that an approved landscaping scheme is implemented in a speedy and diligent way and that initial plant losses are overcome, in the interests of the visual amenities of the locality and biodiversity and in accordance with Policy DC4 of the East Lindsey Local Plan Alteration 1999.

10. The development shall not be brought into use until the approved surface water and foul drainage scheme has been provided. It shall thereafter be so retained and maintained.

Reason: To ensure adequate drainage facilities are provided to serve the development and to prevent localised flooding and the pollution of the water environment in accordance with Policy ENV3 of the East Lindsey Local Plan Alteration 1999 and the National Planning Policy Framework.

The documents can be inspected free of charge during the working hours of 8.45a.m - 5.00p.m. Monday - Friday at the Planning Department, East Lindsey District Council, Tedder Hall, Manby Park, LOUTH, Lincolnshire. LN11 8UP

24/01/2018