

APPLICATION NO	PA/2018/130
APPLICANT	Premier Property Acquisitions Ltd
DEVELOPMENT	Planning permission to erect a block of eight flats, communal cycle and refuse building, and associated communal parking areas
LOCATION	Summergeate House, Moat Lane, South Killingholme, DN40 3EU
PARISH	South Killingholme
WARD	Ferry
CASE OFFICER	Andrew Willerton
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by South Killingholme Parish Council

POLICIES

National Planning Policy Framework: Paragraph 14 states that at the heart of the National Planning Policy Framework there is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

Paragraph 19 states that significant weight should be placed on the need to support economic growth through the planning system.

Paragraph 34 states that plans and decisions should ensure developments which generate significant movements are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised.

Paragraph 35 of Core Planning Principle 4 states that plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore developments should be located and designed, where practical, to give priority to pedestrian and cycle movements, and have access to high quality public transport facilities.

At paragraph 37 it states that planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities.

Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development. Where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites, relevant policies which guide housing supply should not be considered up-to-date.

Paragraph 56 states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 60 states that planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

Paragraph 61 states that planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

Paragraph 63 states that in determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area.

Paragraph 64 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Paragraph 118 states that local planning authorities should aim to conserve and enhance biodiversity by refusing planning permission if significant harm cannot be avoided or adequately mitigated. Opportunities to incorporate biodiversity in and around developments should be encouraged.

Paragraph 123 states that planning policies and decisions should aim to:

- avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development;
- mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions;
- recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established; and
- identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.

Paragraph 186 states that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development.

Paragraph 187 states that local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

Paragraph 196 states that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

Paragraph 197 states that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

Paragraph 203 states that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.

Paragraph 204 states that planning obligations should only be sought where they meet all of the following tests:

- necessary to make the development acceptable in planning terms
- directly related to the development
- fairly and reasonably related in scale and kind to the development.

Paragraph 206 states that planning conditions should only be imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

North Lincolnshire Core Strategy:

CS1 (Spatial Strategy for North Lincolnshire)

CS2 (Delivering More Sustainable Development)

CS3 (Development Limits)

CS5 (Delivering Quality Design in North Lincolnshire)

CS7 (Overall Housing Provision)

CS8 (Spatial Distribution of Housing Sites)

CS17 (Biodiversity)

CS18 (Sustainable Resource Use and Climate Change)

Housing and Employment Allocations DPD:

Inset Map for South Killingholme, PS1

North Lincolnshire Local Plan:

H5 (a-m only) (New Housing Development)

H7 (Backland and Tandem Development)

H8 (Housing Design and Housing Mix)

RD2 (Development in the Open Countryside)

T2 (Access to Development)

T19 (Car Parking Provision and Standards)

DS1 (General Requirements)

DS14 (Foul Sewerage and Surface Water Drainage)

CONSULTATIONS

Highways: No objection subject to conditions.

Drainage: No objection subject to conditions.

Spatial Planning: Advises of planning policy and that the council does not have a five-year land supply and this application should be considered in the context of paragraph 49 of the National Planning Policy Framework.

Strategic Housing: No comments received.

S106 Officer: Confirms that there is no requirement for a section 106 Agreement.

Historic Environment Record: No objection.

Environmental Health: No objection subject to conditions.

Ecology: No objection subject to conditions.

National Grid: Does not advise against the granting of planning permission.

Waste and Recycling: Objects to the proposal.

HSE: Does not advise against the granting of planning permission.

PARISH COUNCIL

Upon initial consultation, objected to the proposal for the following reasons:

- drainage issues
- highway safety concerns in relation to the junction of the access with the road and the number of vehicles generated by the development
- loss of privacy due to the development overlooking several properties and their gardens
- the proposal will not meet local housing needs as there other flats within the village that have never achieved 100% occupancy
- the site is outside the development boundary.

Following amendment of the proposal, the parish council was re-consulted and raises concerns in relation to highway safety, noting the busyness of the corner and it being a pedestrian crossing point. The parish council also raises concerns relating to the narrowness of the access road and level of parking. Comments are reiterated in relation to surface water drainage and loss of privacy to front properties.

PUBLICITY

The application has been advertised by site notice for a period not less than 21 days prior to the writing of this report and within the local press. Two letters of objection have been received raising the following issues:

- inadequate publicity as neighbouring properties have not been notified
- drainage concerns as the water table is rising with each development and localised flooding has occurred
- it is proposed to store rainwater in water butts but, given the proposal is for flats, it is unlikely this water will be used for gardening so will the butts overflow?
- loss of privacy and overlooking, more so with the proposed flats than the previous approval
- potential vandalism, both during and post construction, as the development will open up to the public a previously private area
- there are vacant properties within the village and this indicates there is no need for new housing
- there is a need for housing for older people but these flats do not appear to contain a lift and do not meet such need
- impact to the existing foul drainage network
- insufficient transport and education infrastructure to support new development
- highway safety concerns in relation to the location of the access in close proximity to the junction of Greengate Lane, Town Street and Moat Lane
- noise and disturbance caused by vehicular movements
- the access may not give enough room for emergency service vehicles to enter the site
- the development may impact existing trees on site, causing damage
- the design of the block of flats is not in keeping with the character of the area.

Following amendment of the proposal, all parties have been consulted and a further site notice posted. Two letters of objection have been received raising the following issues:

- the original application was refused due to it being outside the development boundary, which it still is
- the site is not an accessible location and residents will be reliant on the private car
- use of water from harvesting tanks as landscaped areas are only to be maintained for five years
- noise during construction

- noise from vehicular movements using the access and parking area
- no benefit to local community
- insufficient off-road parking
- emergency vehicular access impeded due to the narrow access road
- safety concerns, given the proximity of the building to major industrial installations.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. In this instance the development plan consists of the North Lincolnshire Local Plan (NLLP) which was adopted in May 2003, the North Lincolnshire Core Strategy (NLCS) which was adopted in June 2011 and the Housing and Employment Land Allocations (HELA) DPD which was adopted in March 2016. Material considerations exist in the form of national planning policy and guidance contained within the National Planning Policy Framework (NPPF) and the suite of documents comprising of the Planning Practice Guidance (PPG).

The application site comprises 0.15 hectares of vacant land to the rear of Moat Lane. The site is relatively screened from views towards the open countryside by vegetation and is bound by fencing to the rear gardens of properties on Moat Lane to the front of the site. The site has previously gained planning permission for the development of four detached two-storey dwellings with detached garages under PA/2014/0909 at appeal. Planning permission is sought for the erection of a block of eight flats, communal cycle and refuse building, and associated communal parking areas.

The main issues for consideration are the principle of residential development of the site, the design and appearance of the development, and impact on residential amenity and highway safety.

Principle

The application site is outside the HELA DPD defined development limit for the settlement and accordingly NLCS policies CS2, CS3 and NLLP policy RD2 for development in the open countryside are relevant. Together, these policies seek to control development in the open countryside to that which is justified and essential, which this development is not. It is noted that objection has been received in relation to the site being outside the development boundary and having previously been refused by the planning authority on such grounds. However, planning permission was gained for residential development of this site at appeal under PA/2014/0909 when it was noted that the council did not have a five-year land supply. The response received from the Spatial Planning team confirms that the authority does not have a five-year housing land supply, which stands at 3.9 years as of March 2016. Paragraph 49 of the NPPF states that where an authority cannot demonstrate a five-year housing land supply its policies for the delivery of housing should not be considered as being up-to-date, with limited weight being given to such policies. Therefore, this application must be determined in the context of paragraph 14 of the NPPF which requires a presumption in favour of sustainable development, permission only being refused where there is demonstrable harm that would outweigh the benefits of the proposal. Objection has

been received in relation to the unsuitable accessibility of the site yet, as the site already has the benefit of planning permission for residential use, it is accepted that this is a sustainable site and the principle of residential development is acceptable.

Objection has been received in relation to housing need and the type of housing proposed. In the absence of comment from Strategic Housing, the authority does not have a five-year housing land supply and there is shortfall of housing delivery in the district. It is considered that this proposal will assist the authority to deliver more housing. The approved scheme for the site was for the development of four detached dwellings, whereas the scheme for consideration relates to a block of eight two-bedroom flats. Whilst the scheme for consideration is different in terms of its housing type, it is nonetheless acceptable and contributes to the overall housing mix of the settlement.

Design and amenity

The proposal is for the development of a block of eight flats within a two-storey building which is to be sited to the rear of the site. The proposed block is in keeping with the immediate area as properties to the front are two-storey dwellings and there are examples of large two-storey terraced properties on St Deny's Close which are similar in scale to the proposal. The building measures 31 metres by 11.5 metres with the eaves set at 5.3 metres and the roof ridge at 8.2 metres. The design of the building has been amended to address concerns in relation to the massing of the building and the applicant has included a mixture of facing materials to the principal elevation in addition to the creation of setbacks and varying roof design. It is considered that the proposal would not be unacceptable in terms of its design or use of materials.

The principal elevation of the block is to be 19 metres from the rear boundary of properties to the front of the site on Moat Lane and 26 metres to the rear elevations of these properties. Objection has been received in relation to a loss of privacy that would occur to these properties from the proposed block of flats. It is noted that the proposed block features a significant level of glazing to the front which includes windows at first floor level serving habitable rooms. However, the separation distance between the block and the properties on Moat Lane is considered to be acceptable and the loss of privacy that would occur as a result of the development is not considered to be significantly harmful to warrant refusal of the proposal.

Concern has been raised in relation to noise and disturbance caused by vehicular movements along the access road and parking area to properties to the front of the site. It is noted that the site has the benefit of consent for the development of four detached houses utilising the same point of access. The properties adjacent to the access road do have side-facing windows but there are boundary treatments which provide screening from these properties to the access. It is not considered that the proposal for eight flats would generate significant noise and disturbance to front properties.

Objection has been received in relation to the development creating a public area in the form of the car parking which once would have been private which could lead to crime. Whilst the proposal would intensify the use of this area, the proposed flats feature habitable room windows which overlook this area which will provide natural surveillance.

Highways

It is proposed that the site is accessed by a private drive off Moat Lane. The point of access with Moat Lane is in close proximity to the junction of Moat Lane, Hewitts Row and Greengate Lane. Objection has been received in relation to highway safety concerns given the proximity of the access road with the junction and the narrowness of the private drive. The Highways team has been consulted on the proposal and has raised no objection subject to conditions. On this basis it is not considered the proposal would adversely affect the safe operation of the highway.

The proposed car parking area provides 16 spaces which equates to two per dwelling. Objection has been received in relation to there being too few spaces for the dwellings proposed which could house four people each. It is considered that the two spaces per dwelling are sufficient with regard to the type of dwelling proposed.

Objection has been received from Waste Services in relation to the proposed method of waste collection and the suitability of the private driveway for a refuse vehicle. Highways has not raised any objection to the proposal and has considered the adequacy of the 5 metre driveway for a refuse vehicle as it has recommended conditions to secure the proposed bin store and collection area.

Other matters

The Environmental Health team has commented on the proposal that it forms a sensitive end use and no information has been submitted in relation to the potential for land contamination at the site. The team advises, in the absence of such information, that a phase 1 land contamination study be carried out. It is considered onerous to require this level of investigation to take place as no evidence has been put forward by Environmental Health to suggest that the site is contaminated. It is noted within the previous Inspector's decision that a watching condition was imposed to cover any unexpected contamination which is recommended for inclusion on any grant of permission.

Concern has been raised in relation to the impacts of the proposal on wildlife habitat. The ecologist has been consulted on the proposal and has raised no objection. The ecologist advises conditions to secure the implementation of a biodiversity management plan which will prevent adverse impact and secure biodiversity enhancement at the site.

Objection has been received in relation to existing drainage issues which would be exacerbated by the development of the site. The Drainage team has been consulted and has raised no objection to the proposal. The team considers that matters relating to surface water drainage can be secured by imposition of a planning condition to secure a surface water drainage scheme. Proposals for rainwater harvesting are welcomed, as is the commitment to deal with surface water disposal on site.

Concern has been raised in relation to the proximity of the block of flats to large industrial installations. The Health and Safety Executive has been consulted on the proposal and does not advise against the granting of planning permission. It is also noted that site has the benefit of planning permission for residential development.

This application has been advertised in accordance with Article 15 of the Town and Country Planning (Development Management Procedure) Order 2015 by the placing of a site notice for a period of not less than 21 days close to the site and within the local press. The

authority is not obligated by planning law to serve notice on neighbouring properties as it has advertised the proposal by site notice.

RECOMMENDATION Grant permission subject to the following conditions:

1.

The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.

The development hereby permitted shall be carried out in accordance with the following approved plans: dmc 17486/sk001 revision B and dmc 117486/sk002 revision B.

Reason

For the avoidance of doubt and in the interests of proper planning.

3.

No dwelling on the site shall be occupied until the vehicular access to it and the vehicle parking and turning space serving it have been completed and, once provided, the vehicle parking and manoeuvring space shall be retained.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

4.

No development shall begin until details of the private driveway, including construction, drainage, lighting and, where appropriate, signage/street naming arrangements, have been agreed in writing with the local planning authority and no dwelling on the site shall be occupied until the private driveway has been constructed in accordance with the approved details. Once constructed the private driveway shall be retained.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

5.

No other works shall be commenced on the site until the access road junction with the adjacent highway, including the required visibility splays, has been set out and established.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

6.

No unit shall be occupied until the cycle and bin storage/collection areas have been provided in accordance with the submitted details and once provided these facilities shall be retained.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

7.

No development shall take place until a construction phase traffic management plan showing details of all associated traffic movements, including delivery vehicles and staff/construction movements, any abnormal load movements, contractor parking and welfare facilities, storage of materials and traffic management requirements on the adjacent highway, has been submitted to and approved in writing by the local planning authority. Once approved the plan shall be implemented, reviewed and updated as necessary throughout the construction period.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

8.

No development shall take place until a scheme for the disposal of foul and surface water has been agreed in writing by the local planning authority and none of the dwellings shall be occupied until it is connected to the approved drainage system. The surface water drainage system shall be based upon sustainable drainage principles where practicable and shall be supported by ground investigation details to support the feasibility of infiltration for the site.

Reason

To ensure satisfactory drainage is provided in accordance with policy DS14 of the North Lincolnshire Local Plan.

9.

If, during development, any odorous, discoloured or otherwise visually contaminated material is found to be present at the site then no further development shall be carried out until a written method statement detailing how this contamination shall be dealt with has been submitted to and approved in writing by the local planning authority.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with policy DS7 of the North Lincolnshire Local Plan.

10.

No development shall take place until a biodiversity management plan has been submitted to and approved in writing by the local planning authority. The plan shall include:

- (a) details of measures to avoid harm to hedgehogs and nesting birds during vegetation clearance and construction works;
- (b) details of at least two woodcrete bat roosting features to be installed on the new buildings;

- (c) details of nesting sites to be installed to support house sparrows;
- (d) restrictions on lighting to avoid impacts on bat roosts, bat foraging areas, bird nesting sites and sensitive habitats;
- (e) provision for hedgehogs to pass through any fencing installed between gardens and between areas of grassland;
- (f) prescriptions for the retention, planting and aftercare of native trees, shrubs and hedgerows of high biodiversity value;
- (g) proposed timings for the above works in relation to the completion of the buildings.

Reason

To conserve and enhance biodiversity in accordance with policies CS5 and CS17 of the North Lincolnshire Core Strategy.

11.

The biodiversity management plan shall be carried out in accordance with the approved details and timings, and the approved features shall be retained thereafter, unless otherwise approved in writing by the local planning authority. The applicant or their successor in title shall submit photographs of the installed hedgerow, bat roosting and bird nesting features, within two weeks of installation, as evidence of compliance with this condition.

Reason

To conserve and enhance biodiversity in accordance with policies CS5 and CS17 of the North Lincolnshire Core Strategy.

12.

The scheme of landscaping and tree planting shown on drawing no. sk001 revision B shall be carried out in its entirety within a period of twelve months beginning with the date on which development is commenced or within such extended time period as may be agreed in writing with the local planning authority. Any trees, shrubs or bushes removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced with trees, shrubs or bushes of similar size and species to those originally required to be planted unless the local planning authority have given written consent to any variation.

Reason

To enhance the appearance of the development in the interests of amenity and to ensure the successful establishment of the approved landscaping in accordance with policy CS5 of the North Lincolnshire Core Strategy and policies H5, H8 and DS1 of the North Lincolnshire Local Plan.

13.

Unless otherwise agreed in writing, the development hereby permitted shall only be constructed using the approved facing materials.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan.

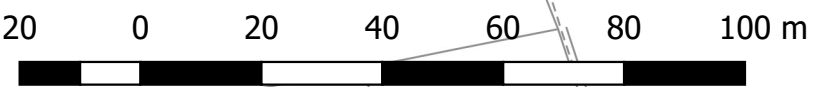
Informative 1

The development hereby granted planning permission requires works to be carried out within the limits of the adopted (public) highway. Therefore:

- before ANY construction works take place within the limits of the highway you MUST contact the highway authority on telephone number 01724 297000 to arrange for the relevant permissions/licenses to be issued;
- before ANY service (utility) connections take place within the limits of the highway you MUST contact the highway authority on telephone number 01724 297319 to arrange for the relevant permissions/licenses to be issued.

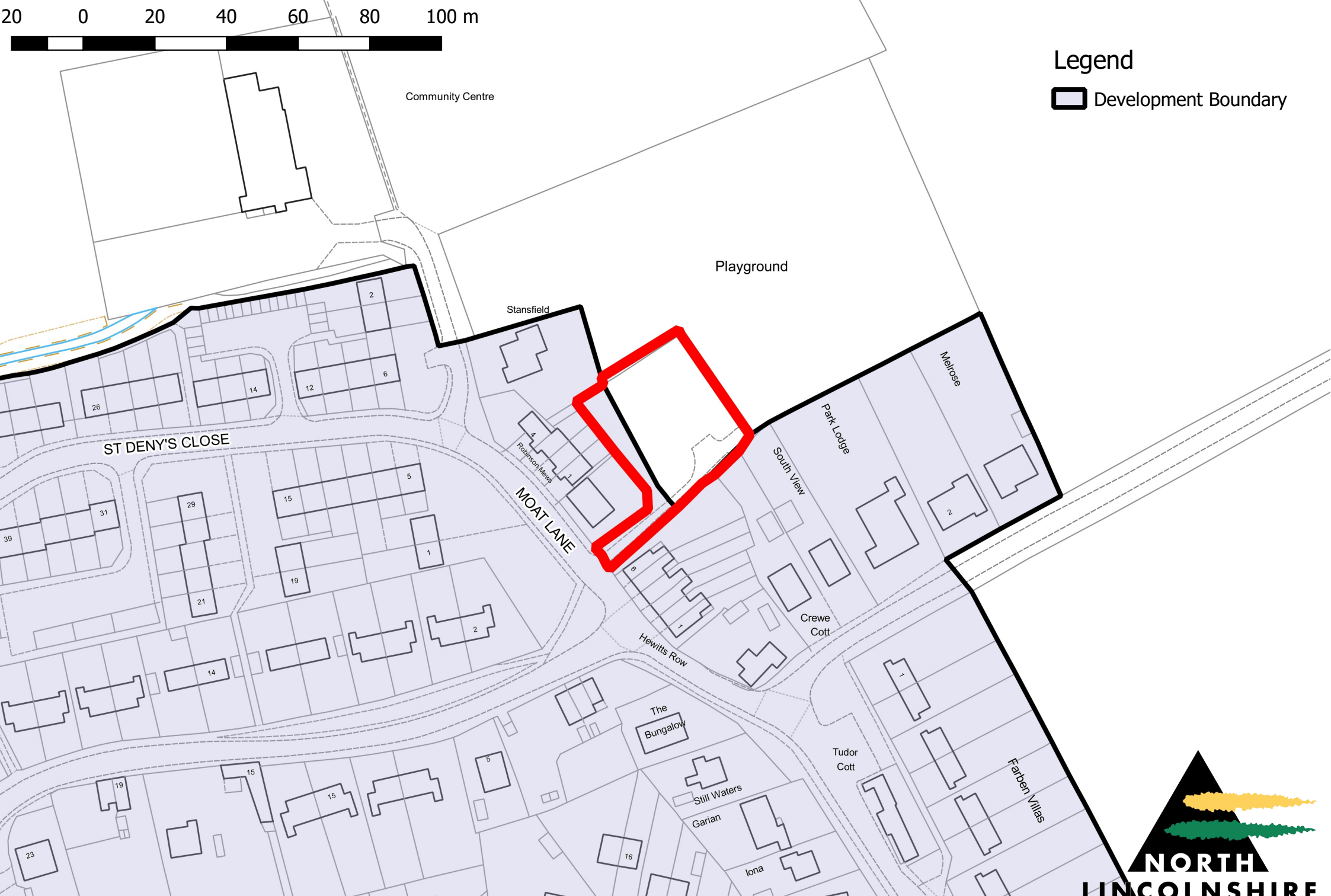
Informative 2

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



Legend

 Development Boundary



PA/2018/130

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PA/2018/130 Site plan & proposed block plan (not to scale)

AMENDED



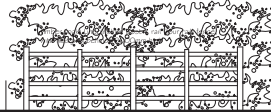
ALL DIMENSIONS AND SETTING OUT ARE TO BE VERIFIED ON SITE BY THE CONTRACTOR AND ALL DISCREPANCIES REFERRED TO dmc ARCHITECTURE LTD BEFORE WORK COMMENCES. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. IF IN DOUBT ASK. THIS DRAWING IS THE COPYRIGHT OF dmc ARCHITECTURE LTD AND MUST NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.

Revisions:	Date:	Description:
Rev A	04.12.17	Existing vehicular access to Summergate House and dimensions shown
Rev B	26.05.18	LPA amendments as requested



proposed site plan. scale: 1:200.

NOTE: ALL site levels remain as existing and are NOT affected by the proposals. Flag set minimum 150mm above ground levels at their highest point.



Elevation of Lincolnshire Post & Rail Fence to north & west boundaries scale: 1:50.

PROPOSED HEDGEROW SPECIFICATION:

Species and ratio:	Height
Hawthorn	75%
Blackthorn	10%
Holly	2%
Hazel	3%
Fall Maple	5%
Crabapple	2%
Small-leaved Lime	3%

(It may be appropriate to vary the species type, maintaining at least 75% Hawthorn but also including species such as Ash, Beech, Hornbeam, Oak, Spindle and Willow depending on location and soil conditions)

Size: All deciduous plants to be 40-60cm. 1:1 saplings should be 2 litre container grown.

Protection: All plants should be protected by 60cm spiral guards and supported by 90cm bamboo canes.

Spacing: Planting should be in two, staggered rows, 45cm apart and each plant at 30cm intervals.

Consider including additional climbers/foliars within the hedgerow. A ratio of 1 plant per 10 metres is recommended.
Species: Honeysuckle, Climber Rose, Dog Rose

LANDSCAPING:

Trees to be adequately supported by two stakes and crossbar with rubber block and belt ties. Provide mulch of composted woodchip (minimum depth 75mm) around each and every tree to a minimum radii of 1000mm from the trunk.

Areas to be landscaped to be fully prepared and cultivated prior to planting. Remove all debris, building materials and site lites, remove all weeds and cultivate the area thoroughly, import topsoil (to comply with BS 3882) and reticulate into the areas along with suitable nutrients as necessary.

Trees to be maintained during the first year of establishment. Any losses or failure to be replaced within a five year period following the date of planting. Plants to be maintained for a minimum period of five years to include replacement if necessary to ensure satisfactory establishment.

All planting shall be in accordance with BS 4429 'Code of Practice for General Landscaping Operations', size, quality and handling to be as per the 'Horticultural Trades Association National Plant Specification Scheme'.

Maintenance during the first five years of establishment to include:- removing weeds within the landscaped areas, re-mulching as necessary, checking and adjusting or removing tree ties as necessary, watering to be carried out at two week intervals (or more frequently if dictated by prevailing weather conditions) from April to September.

All new drainings to be positioned to avoid conflict between the landscaping and new drainage connections, allowing for maturity of the landscaping.

Import topsoil to comply with BS 3882: 2007, Multipurpose Topsoil.

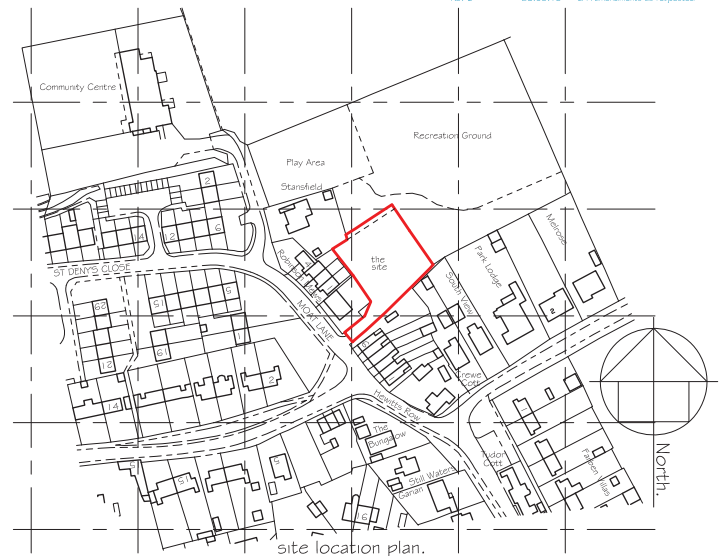
All new trees to be planted during the first dormant season after completion of construction and supplied as per the recommendations in BS 3936.

Excavated tree pits to be 1.5 times the depth of the root depth and twice the diameter of the root spread. Bottom 100mm of the pit to be broken up and the site scarified. An irrigation pipe to be installed to allow watering directly to the root zone, such as Drenco 'Rain' or similar tree-pit irrigation system, to be installed to manufacturer's written instructions.

Before back filling, all non-biodegradable wrapping, insulation and padding material is to be removed from around the root ball and from the pit. Backfill to be good quality topsoil to comply with BS 3882: 2007 of light and friable consistency, or planting/compost mix.

A wooden stake (1200mm, 100mm dia) is to be placed into the pit, not through the rootball, at 45 degree angle. The trunk is to be secured to the stake with a plastic buckle tie with a rubber spacer. The newly planted trees to be watered slowly to moisten the root ball thoroughly.

A clear spiral guard is to be placed around the base of the tree to deter burrowing.



site location plan. scale: 1:1250.

no machines shall be used and only hand digging undertaken, when excavating beneath the crown spread of any trees, unless consent is first given by the Local Planning Authority. Roots exposed over 25mm in diameter should be carefully retained undamaged and protected, i.e. from unnecessary damage and drying out. All excavating over exposed roots shall use top soil or washed sand, carefully tamped by hand around and over all roots, before continuing to backfill with other materials required for the final treatment. There shall be no change in existing ground levels on the site, especially close to, or beneath, the crown spread of any trees, unless approval is first given by the Planning Authority.

No activities shall take place within the crown spread or root protection area (whichever is greater) of any trees or adjacent to the site, including:-

- (a) No equipment, signage, fencing, tree protection barriers, materials, components, vehicles or structures, shall be attached to or supported by a retained tree/hedge;
- (b) No mixing of cement or use of other toxic materials or substances;
- (c) No storage of materials, equipment, machinery or any other form of construction activity;
- (d) No trees shall be lit within 10 metres of the nearest point of the canopy of any retained trees;
- (e) No alterations or variations to the approved works or tree protection schemes shall be carried out without the prior written approval of the Local Planning Authority.

No works, i.e. leveling, storage, excavation, etc. will be permitted between the drip line and line of protection.

Ensure adequate care and protection are exercised to prevent root damage to existing trees, especially from soil compaction. The roots can often extend up to two and a half times the canopy spread. Most of the root system is a fibrous mat which is easily damaged. Large structural roots occur within 300mm of the trunk. The depth of rooting is dictated by the presence of oxygen and moisture. The top 600mm is the most active root zone. The contractor to take due account of the above when developing the site.

The Protective fence shall be erected prior to any work starting on-site. The fence shall be erected in accordance with any conditions relating to the planning permission. The fence shall not be removed until ALL work on the site has been completed. No chemicals or fuel shall be allowed to seep into the protected area. Failure to protect identified trees may result in enforcement action and prosecution.

Exclusion: dmc architecture ltd are NOT Principal Designer unless appointed otherwise.

It is the client and/or contractors responsibility to ascertain whether there are ANY services, public utilities, drains and the like on the site including their location and depth etc. dmc architecture ltd will not undertake ANY enquiries to this effect unless agreed otherwise.

The Employer/Client is advised that the proposed works may need to be notified under the CDm Regulations.

The Client must employ a Principal Contractor. The Principal Contractor must produce a Pre-Construction Health and Safety Plan before commencement of works and issue an F10 notice should this be applicable under the CDm Regulations. Should the project fall under the scope of the Equality Act, Party Wall Act or the CDm Regulations, it is the Employer's responsibility to initiate the following:-

- Disabled Access Audit
- Party Wall Notices and Surveys (if required)
- Pre-Construction Health and Safety Plan

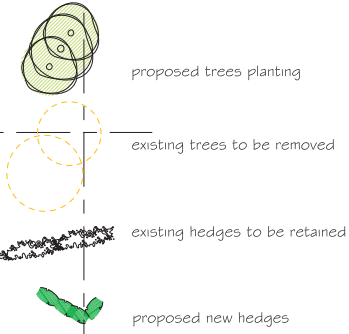
NOTE: NO WORKS SHOULD COMMENCE ON SITE UNTIL ALL PLANNING CONDITIONS HAVE BEEN DECORATED AND AGREED WITH THE LOCAL PLANNING DEPARTMENT.

Project:
Proposed Residential Development, Summergate House, Moat Lane, South Killingholme, Immingham, N E Lincolnshire, DN40 3EU for: Premier Properties Acquisition Ltd
 Drawing No:

Scheme Design Site Plans

Scale: 1:200 @ A1 Date: November 2017
 Drawing No: dmc 17486 / sk 001 rev B

dmc architecture ltd
 5 Coral Drive . Waltham . Gmmsby . North East Lincolnshire . DN37 0YD .
 T : 01472 506137
 M : 079340 379 254
 E : darrell.crawford@virgin.net
 W : www.dmcarchitecture.co.uk



PA/2018/130 Proposed floor plans & elevations (not to scale)

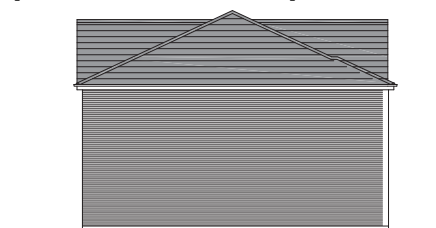


ALL DIMENSIONS AND SETTING OUT ARE TO BE VERIFIED ON SITE BY THE CONTRACTOR AND ALL DISCREPANCIES REFERRED TO dmc ARCHITECTURE LTD BEFORE WORK COMMENCES. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. IF IN DOUBT ASK. THIS DRAWING IS THE COPYRIGHT OF dmc ARCHITECTURE LTD AND MUST NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.

Revisions:	Date:	Description:
Rev A	04.12.17	Gross floor areas and external materials shown
Rev B	26.05.18	LPA amendments as requested



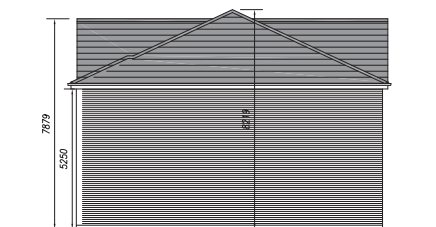
Rear Elevation (north - east) scale : 1:100



Side Elevation (north - west) scale : 1:100



Front Elevation (south - west) scale : 1:100



Side Elevation (south - east) scale : 1:100

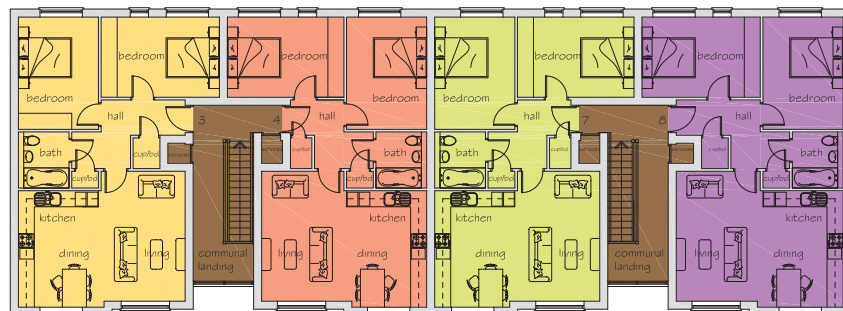
AMENDED

ELEVATIONAL MATERIALS:

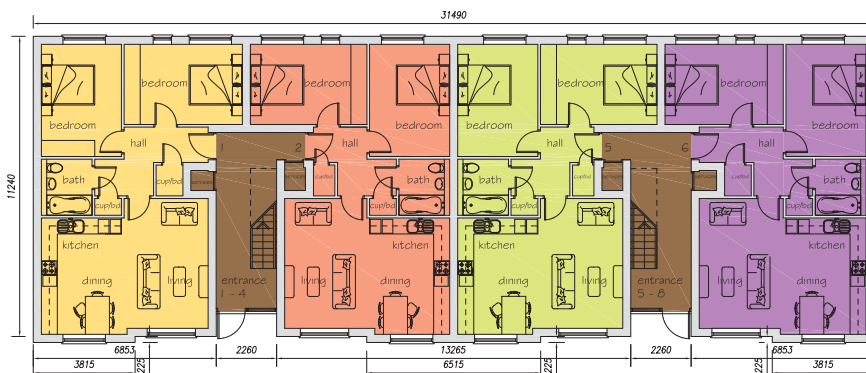
WALLS:
Red multi stock facing bricks laid stretcher bond with standard cement mortar and smoky/ivory cream colour through render - K-Rend silicone FT Polar White to the approval of the LPA - samples to be submitted and approved as required. Matching brick soldier courses over all openings.

ROOF:
Wienberger Saniboth TLE dark grey concrete slate appearance roof tiles mechanically fixed, to the approval of the LPA - samples to be submitted and approved as required. White upvc soffits and fascia boards all round. Black upvc rainwater and sanitary goods.

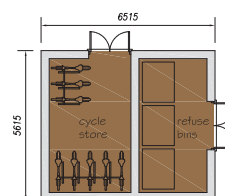
WINDOWS AND DOORS:
Dark Grey (RAL 7016 or 7026) upvc windows and doors, double glazed as shown on the elevations with matching brick soldier courses over all openings. Clear glazing with stainless steel handrails and supports to 'Romco and Juliet' balconies. NOTE: bedroom windows to comply with the escape window regulations for opening window size etc.



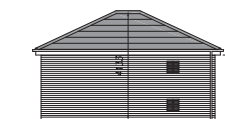
PROPOSED FIRST FLOOR PLAN, scale 1:100.
flats 3 and 8 - 69.722 sq m - 750 sq ft gross internal area
flats 4 and 7 - 67.131 sq m - 722.6 sq ft gross internal area
gross internal area of communal areas for each block of four flats 18 sq m - 194 sq ft



PROPOSED GROUND FLOOR PLAN, scale: 1:100.
flats 1 and 6 - 69.722 sq m - 750 sq ft gross internal area
flats 2 and 5 - 67.131 sq m - 722.6 sq ft gross internal area
gross internal area of communal areas for each block of four flats 18 sq m - 194 sq ft



LAYOUT PLAN, scale: 1:100.



Rear Elevation (south - west) scale : 1:100



Side Elevation (south - east) scale : 1:100



Front Elevation (north - east) scale : 1:100



Side Elevation (north - west) scale : 1:100

Exclusion: dmc architecture ltd are NOT Principal Designer unless appointed otherwise.

It is the client and/or contractors responsibility to ascertain whether there are ANY services, public utilities, drains and the like on the site including their location and depth etc. dmc architecture ltd will not undertake ANY enquiries to this effect unless agreed otherwise.

The Employer/Client is advised that the proposed works may need to be notified under the CDM Regulations.

The Client must employ a Principal Contractor.

The Principal Contractor must produce a Pre-Construction Health and Safety Plan before commencement of works and issue an F10 notice should this be applicable under the CDM Regulations.

Should the project fall under the scope of the Equality Act, Party Wall Act or the CDM Regulations, it is the Employer's responsibility to initiate the following:

- Disabled Access Audit;
- Party Wall Notices and Surveys (if required)
- Pre-Construction Health and Safety Plan

NOTE: NO WORKS SHOULD COMMENCE ON SITE UNTIL ALL PLANNING CONDITIONS HAVE BEEN DECORATED AND NOTED WITH THE LOCAL PLANNING DEPARTMENT.

Project:
Proposed Residential Development, Summergate House, Moat Lane, South Killingholme, Immingham, N E Lincolnshire, DN40 3EU for Premier Properties Acquisition Ltd
Drawing Title:

Scheme Design
Plans & Elevations

Scale: 1:100 @ A1 Date: November 2017

Drawing No: dmc 17486 / sk 002 rev B

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