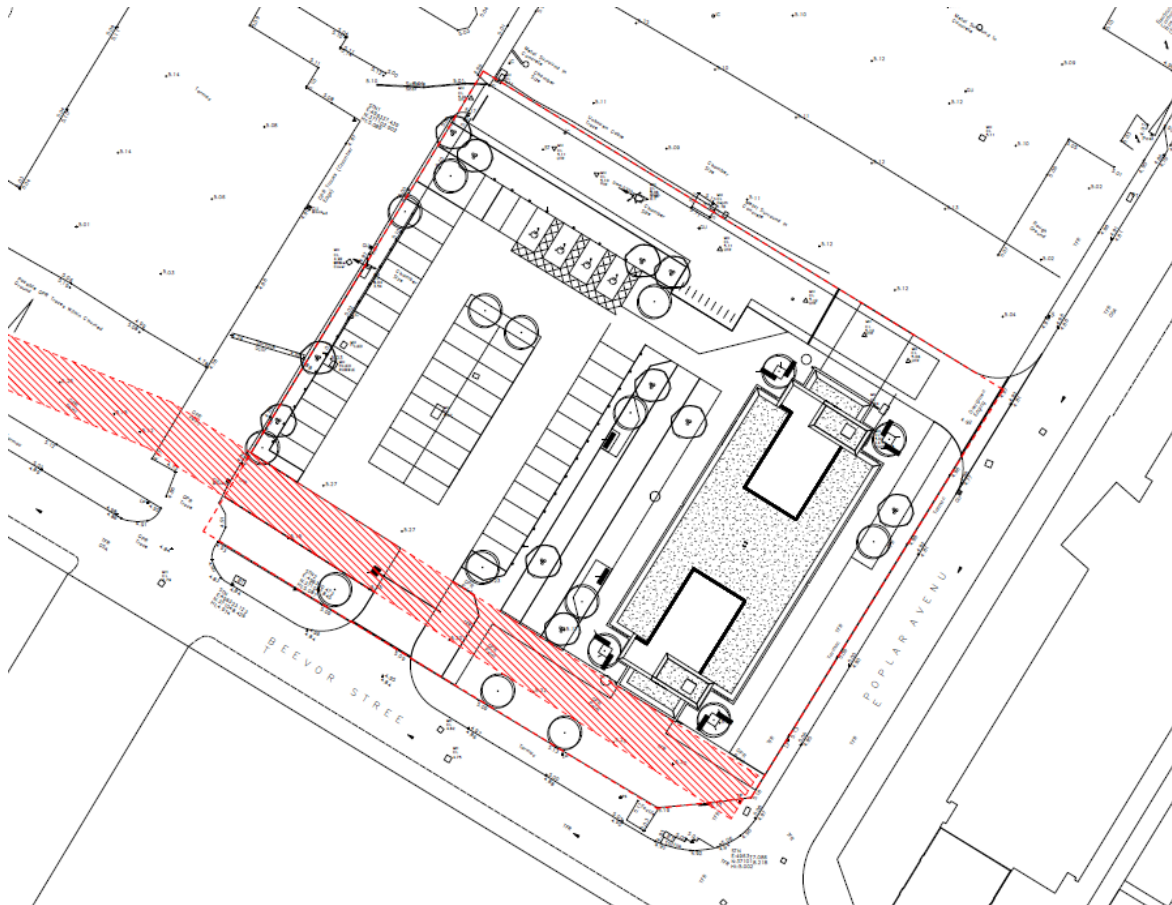


Plans

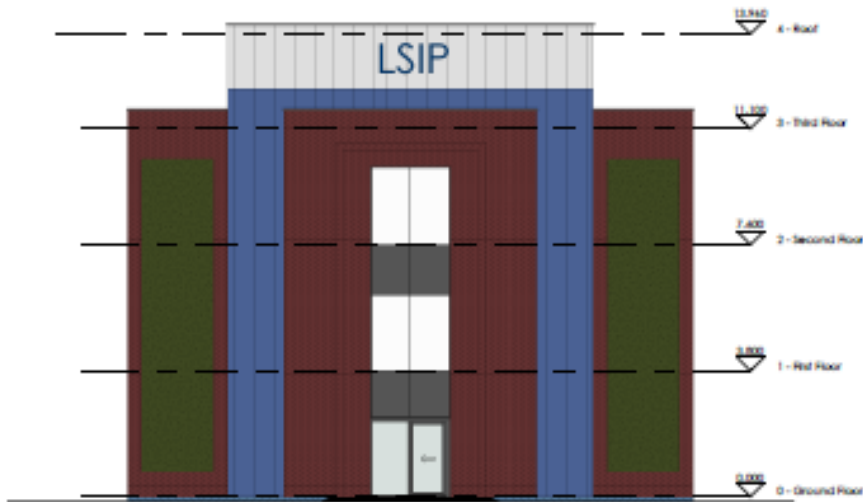
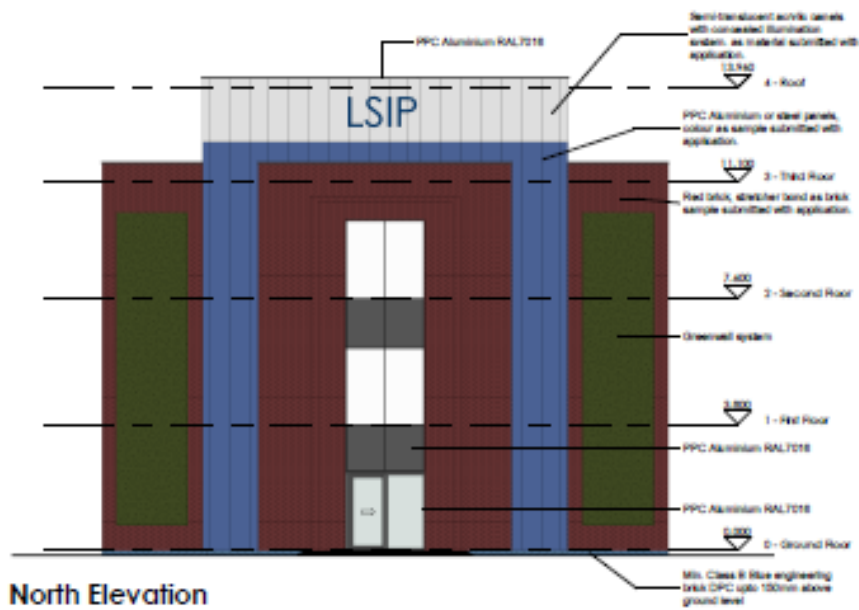
Site Location Plan



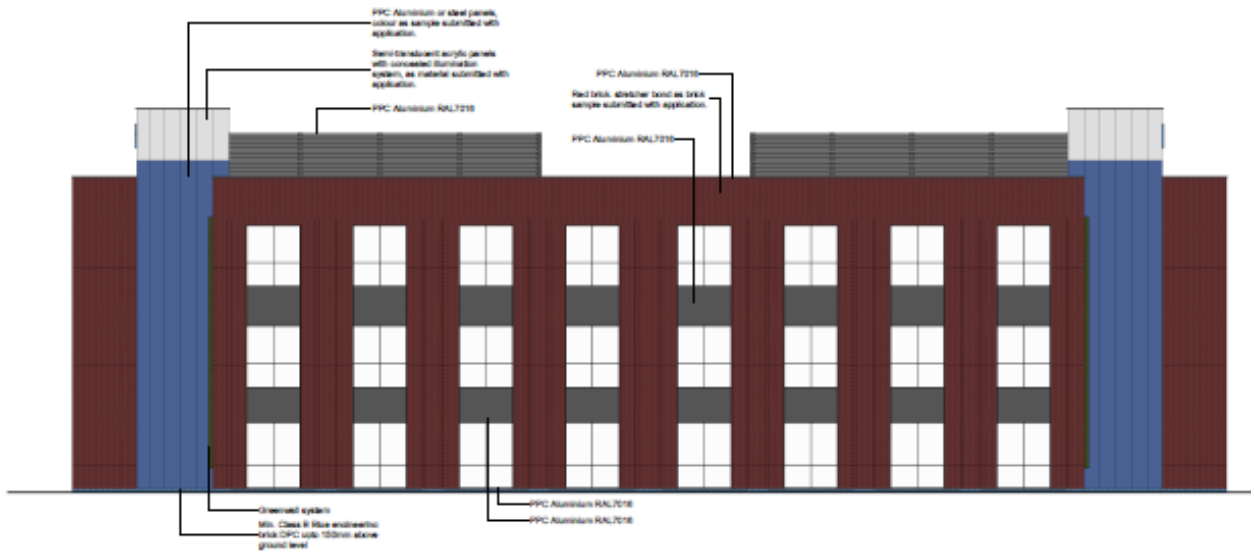
Site Layout Plan



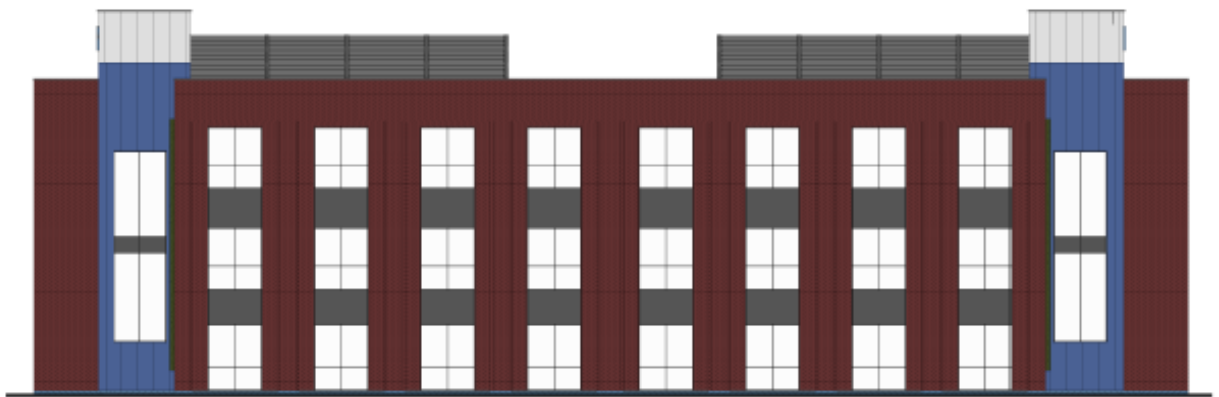
Proposed Elevations



1 : 100

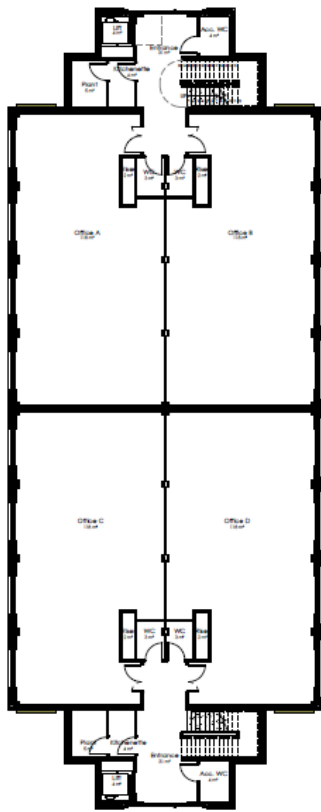


West Elevation

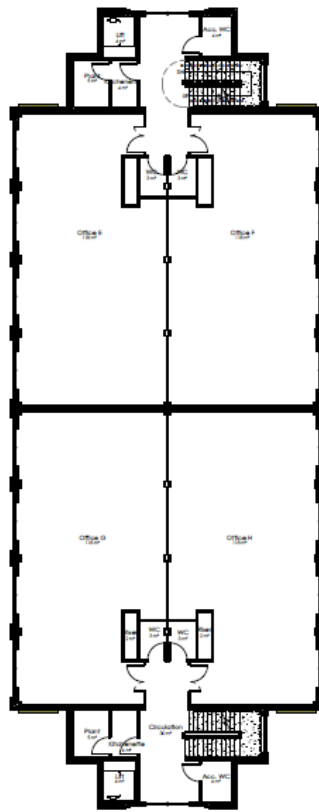


East Elevation
1 : 100

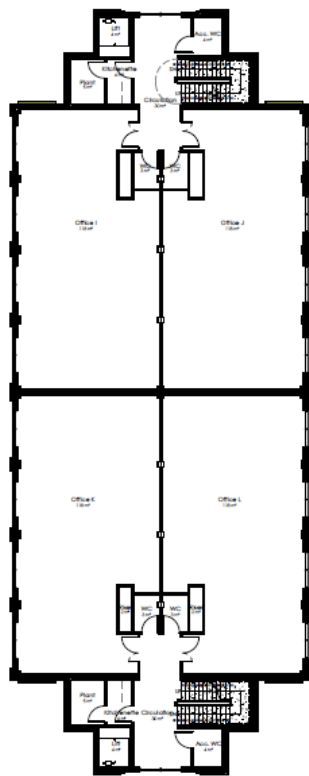
Proposed Floor Plans



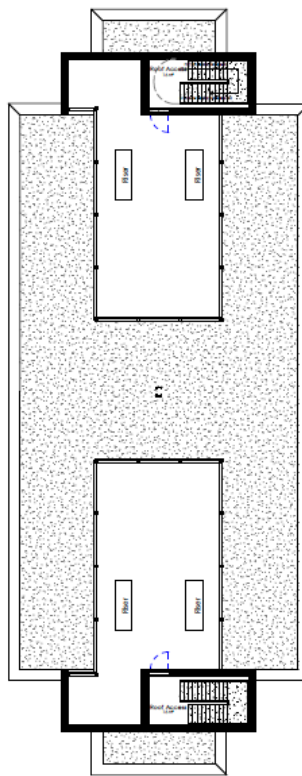
0 - Ground Floor



1 - First Floor



2 - Second Floor
1 : 100



3 - Third Floor
1 : 100

Consultee Comments



LINCOLNSHIRE POLICE

POLICE HEADQUARTERS
PO Box 999
LINCOLN LN5 7PH
Fax: (01522) 558128
DDI: (01522) 558292
email
john.manuel@lincs.pnn.police.uk

Your Ref: App. 2019/0842

29th October 2017

Development Team
City Hall
Beaumont Fee
Lincoln
Lincolnshire
LN11 DF

Town and Country Planning Act 1990

Consultation on Approval of Reserved Matters

Land At Poplar Avenue/ Beevor Street, Lincoln

Submission of reserved matters including access, appearance, landscaping, layout and scale for the erection of two and three storey buildings to accommodate a mix of office, laboratory and higher end workshops as part of phase 2 of Lincoln Science and Innovation Park, as require by outline planning permission 2017/0586/OUT

Lincolnshire Police Do Not have any objections to this Reserved Matters application.

Please do not hesitate to contact me should you need further information or clarification.

Crime prevention advice is given free without the intention of creating a contract. Neither the Home Office nor the Police Service takes any legal responsibility for the advice given. However, if the advice is implemented it will reduce the opportunity for crimes to be committed.

Yours sincerely,

John Manuel
Force Crime Prevention Design Advisor
John.manuel@lincs.pnn.police.uk

City of Lincoln Council
Development Control
City Hall Beaumont Fee
Lincoln
LN1 1DF

Our ref: AN/2019/129691/01-L01
Your ref: 2019/0842/RM
Date: 06 November 2019

FAO Lana Meddings

Dear Lana

**Submission of reserved matters including access, appearance, landscaping, layout and scale for the erection of two and three storey buildings to accommodate a mix of office, laboratory and higher end workshops as part of Phase 2 of Lincoln Science and Innovation Park, as required by outline planning permission
Land at Poplar Avenue/Beevor Street, Lincoln**

Thank you for your consultation of 23 October 2019 regarding the above reserved matters application.

I wish to highlight Condition 17 of the outline permission, imposed to manage flood risk:

Condition

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (2017s5569 v3.0 April 2017) and the following mitigation measures detailed within the FRA:

1. Finished floor levels of the new development will be set no lower than 5.80m ODN
2. Flood resilient and resistant construction techniques should be used.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

The submitted drawings do not appear to confirm the floor levels in terms of height above Ordnance Datum.

Providing the above condition is adhered to we have no objection and no further comments to make on the reserved matters.

Ceres House, Searby Road, Lincoln, LN2 4DW
Customer services line: 03708 508 506
Email: LNplanning@environment-agency.gov.uk
www.gov.uk/environment-agency

Cont/d..

Calls to 03 numbers cost no more than national rate calls to 01 or 02 numbers and count towards any inclusive minutes in the same way. This applies to calls from any type of line including mobile.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me on the number below.

Yours sincerely

Nicola Farr
Sustainable Places - Planning Advisor

Direct dial 02030 255023

Direct e-mail nicola.farr@environment-agency.gov.uk

Place Directorate
Lancaster House
36 Orchard Street
Lincoln LN1 1XX
Tel: (01522) 782070



To: Lincoln City Council

Application Ref: 2019/0842/RM

Description of development

Submission of reserved matters including access, appearance, landscaping, layout and scale for the erection of two and three storey buildings to accommodate a mix of office, laboratory and higher end workshops as part of phase 2 of Lincoln Science and Innovation Park, as require by outline planning permission 2017/0586/OUT

Address or location

Land At Poplar Avenue / Beevor Street, Lincoln

With reference to the above application received 22 October 2019

Notice is hereby given that the County Council as Local Highway and Lead Local Flood Authority:

Requests that any permission given by the Local Planning Authority shall include the conditions below.

CONDITIONS (INCLUDING REASONS)

HI03

The permitted development requires the formation of a new vehicular access. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. The works should be constructed in accordance with the Authority's specification that is current at the time of construction. For approval and specification details, please contact vehiclecrossings@lincolnshire.gov.uk

HI08

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works.

HP33

The permitted development shall be undertaken in accordance with a surface water drainage scheme which shall first have been approved in writing by the Local Planning Authority.

The scheme shall:

- be based on sustainable drainage principles and an assessment of the hydrological and

hydrogeological context of the development;

- provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;
- provide attenuation details and discharge rates which shall be restricted to in accordance with the overall site Drainage Strategy;
- provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

No operation shall be commenced until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full, in accordance with the approved details.

Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development.

HP00

No development shall take place until a Construction Management Plan and Method Statement has been submitted to and approved in writing by the Local Planning Authority which shall indicate measures to mitigate against traffic generation and drainage of the site during the construction stage of the proposed development.

The Construction Management Plan and Method Statement shall include;

- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- wheel washing facilities;
- the routes of construction traffic to and from the site including any off site routes for the disposal of excavated material and;
- strategy stating how surface water run off on and from the development will be managed during construction, including drawing(s) showing how the drainage systems (permanent or temporary) connect to an outfall (temporary or permanent) during construction.

The Construction Management Plan and Method Statement shall be strictly adhered to throughout the construction period.

Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development during construction and to ensure that suitable traffic routes are agreed.

Note to Officer

The bus stop proposed on Poplar Avenue in the Design and Access Statement is not required.

Case Officer:

Becky Melhuish
for Warren Peppard
Head of Development

Date: 11 November 2019

Consultee Comments for Planning Application 2019/0842/RM

Application Summary

Application Number: 2019/0842/RM

Address: Land At Poplar Avenue/Beevor Street Lincoln

Proposal: Submission of reserved matters including access, appearance, landscaping, layout and scale for the erection of two and three storey buildings to accommodate a mix of office, laboratory and higher end workshops as part of phase 2 of Lincoln Science and Innovation Park, as required by outline planning permission 2017/0586/OUT[cr]

Case Officer: Lana Meddings

Consultee Details

Name: Ms Catherine Waby

Address: St Mary's Guildhall, 385 High Street, Lincoln LN5 7SF

Email: lincolncivictrust@btconnect.com

On Behalf Of: Lincoln Civic Trust

Comments

No Objection - COMMENT: We are once again concerned about the access to the site from Tritton Road which will only get worse as the increase in traffic from ANY development in this area will create. This development will NOT utilise public transport or cycle routes as the majority of visits to and from the site will be from people who live away from the City and will commute by private transport. A major re-think of the infrastructure in this area needs to be undertaken if having created the science park, we are to attract businesses and activity to take up the sites.

Neighbour Comments

Lana

Thanks for your email notifying me of the additional planning application, which has been submitted to discharge other conditions of permission 2017/0586/OUT.

I instructed our own Environmental Consultants, MAS Environmental, to review the noise impact assessment which has been submitted as part of application 2019/0857/RD.

Please find attached the report from MAS, which I would summarise as follows:

- MAS have raised some specific concerns regarding the noise impact assessment undertaken by Stroma Built Environment, which they consider to be extremely poor in terms of substance and reliability.
- The noise assessment was undertaken over 2 days on the 27th & 28th August, meteorological records indicate that the conditions were high temperatures peaking at 30 degrees Celsius with a wind direction emanating from the south south easterly and east south easterly on the 27th and south west and west south west on the 28th. Therefore, the EMR site was 'upwind' of the proposed site when in fact the reporting conditions chosen should have been down wind from EMR towards the development site.
- The SBE report is not in accordance with British Standards as it does not report the wind direction or temperature – the above data has been provided by MAS.
- The SBE report claims to be 'long term' monitoring, measurements over 2 days cannot be considered long term. The noise survey appears to have begun around 1pm on the 27th and completed at 9am on the 28th, this is less than one day and insufficient to provide a representative dB LAeq value.
- The SBE report does not specifically consider any noise impact from EMR Lincoln. MAS have therefore reviewed this based on noise information they have from our site dating back to 2018 in connection with another residential application. The typical worst case noise levels during the operation of EMR (continuous loading of Shear) around 60-61dB LAeq,T at 70m north of the site and the maximum peak sound levels LAeq 100ms were typically around 83dB. Adjusting this for a distance of 290m (the distance between EMR and the proposed site) the readings would equate to 48-49dB LAeq and 71dB respectively.
- The noise level of 48-49dB will be acceptable in an open plan office setting where windows are closed.
- The peak/maximum noise event (handling/tipping) would be perceptible in an open plan office, but would be masked by other noise telephone/printers etc. The peak noise would however cause an impact if there are separate cellular offices, meeting or training rooms proposed particularly on the western façade.
- As a result of this MAS are recommending that the specification of the glazing should be increased by an additional 9dB to provide additional sound reduction.

Building 2A is the first phase of development and is on one of the plots furthest from the EMR site and therefore noise mitigation on future phases is going to be of critical importance as the development moves closer to the EMR site.

The above summary and MAS report also highlight significant failures in the methodology of the noise impact assessment submitted by the developer, particularly in relation to the duration of the assessment and the prevailing weather conditions. The requirement for potential noise mitigation will become more of an issue with later phases and so it will be very important that adequate noise assessments are undertaken or reflect the data we have provided for the EMR site.

I would ask that the recommendation to increase the glazing specification is considered when determining this application.

Can you please confirm if this email is sufficient on its own or if I need to submit via the planning website as well?

Regards

Simon

Photos





