

2022/0251/RG3 – Written Representations



Warren Peppard
Head of Development Management
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County Offices
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To: Lincoln City Council

Application Ref: 2022/0251/RG3

Proposal: **Erection of a second chapel including associated infrastructure and landscaping**

Location: **City Crematorium, Washingborough Road, Lincoln, Lincolnshire, LN4 1EF**

With reference to the above application received 1 April 2022

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)

Highway Condition 33

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 flood exceedance routing for storm event greater than 1 in 100 year;
- 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 greenfield run off rate;
- 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 part of the development permitted shall be occupied 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, or upstream of, the permitted development.

Highway Informative 08

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.

For further guidance please visit our website via the following links:

Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>

Licences and Permits - <https://www.lincolnshire.gov.uk/licences-permits>

Case Officer:

Date: 11 May 2022

Becky Melhuish

for Warren Peppard

Head of Development Management

Hobson, Tom (City of Lincoln Council)

From: Walker, Dave (City of Lincoln Council)
Sent: 21 April 2022 14:30
To: Technical Team (City of Lincoln Council)
Cc: Cousins, Simon (City of Lincoln Council)
Subject: 2022/0251/RG3 - Lincoln Crematorium

Categories: Louise Taylor

Good Afternoon Development team

I visited the Crematorium on the morning of the 21st of April and would like to provide you with the following observations:

- The submitted tree constraints plan identifies the following trees which have already been removed as a result of the erection of the existing temporary chapel:
 - T15(Norway Maple) – *Acer platanoides* – DBH 480mm
 - T63(Ash) – *Fraxinus excelsior* – DBH 550mm
 - T65(Robinia) – *Robinia pseudoacacia* – DBH 440mm
 - T66(Cherry) *Prunus* 'Kanzan' - DBH 810mm
 - T67(Whitebeam) *Sorbus aria* – DBH 490mm
 - T 68 and T69 are retained as stumps
- The following additional trees may be affected by the proposed development of the permanent chapel; the following information identifies the extent of proposed root protection areas, all trees appear to be in good health with only minor deadwood present within their canopies.
 - T64(Ash) – *Fraxinus excelsior* – DBH 480mm – Root protection area 5.8 metres
 - T71(Robinia) – *Robinia pseudoacacia* – DBH 690mm - Root protection area 8.3 metres
 - T72(Beech) – *Fagus sylvatica* – DBH 600mm - Root protection area 7.2 metres
 - T73(Whitebeam) *Sorbus aria* – DBH 450mm - Root protection area 5.4 metres
- The proposed Block plan for Chapel 2 identifies the creation of a roadway immediately to the north of the proposed build, running east from the side of the original chapel ; this roadway is likely to intercept within the root protection areas of the following trees:
 - T71(Robinia) – *Robinia pseudoacacia* – DBH 690mm - Root protection area 8.3 metres*
 - T72(Beech) – *Fagus sylvatica* – DBH 600mm - Root protection area 7.2 metres*
 - T73(Whitebeam) *Sorbus aria* – DBH 450mm - Root protection area 5.4 metres*

*If these trees are to be retained the root protection areas must be protected by the implementation of suitable barriers and ground protection as identified in section 6 of BS5837:2012 Trees in relation to design, demolition and construction - recommendations.
- T64 (Ash) is located to the eastern side of the proposed chapel but does not appear in the Proposed Block Plan Chapel 2 , this tree is located at a distance of 6.75 metres from the eastern boundary fence line – I assume this tree is likely to fall within the footprint of the proposed Chapel and require removal?
- T62 (Norway Maple) is located to the south of the proposed chapel; the root protection area of this tree is likely to be uncompromised by development but may still require the implementation of suitable barriers and ground protection to ensure that its longevity is not compromised.

If I can be of any further assistance please do not hesitate to contact me.

Kindest regards
Dave

Bray, Kelly (City of Lincoln Council)

From: Richard Wright <richard.wright@witham3idb.gov.uk>
Sent: 12 April 2022 10:13
To: 'HighwaysSUDsSupport@lincolnshire.gov.uk'; Technical Team (City of Lincoln Council)
Subject: FW: OBSERVATIONS ON CONSULTATION REQUEST

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FD-4682-2019-PLN

Dear Sir/Madam,

REFERENCE: 2022/0251/RG3

DEVELOPMENT: ERECTION OF A SECOND CHAPEL INCLUDING ASSOCIATED INFRASTRUCTURE AND LANDSCAPING

LOCATION: CITY CREMATORIUM, WASHINGTON ROAD, LINCOLN, LINCOLNSHIRE, LN4 1EF

Thank you for the opportunity to comment on the above application. The site is partly within the Witham First District Internal Drainage Board area.

Comment and information to Lincolnshire CC Highway SUDs Support

The suitability of new soakaways, as a means of surface water disposal, should be to an appropriate standard and to the satisfaction of the Approving Authority in conjunction with the Local Planning Authority. **If the suitability is not proven the Applicant should be requested to re-submit amended proposals showing how the Site is to be drained. Should this be necessary this Board would wish to be reconsulted.**

Regards,

Richard Wright
Operations Engineer

*Witham First District Internal Drainage Board
Witham Third District Internal Drainage Board
Upper Witham Internal Drainage Board
North East Lindsey Drainage Board*

Four independent statutory Land Drainage and Flood Risk Management Authorities working in partnership.

www.witham3idb.gov.uk