

Request for Confirmation of Compliance with Conditions 3, 4 & 5

Planning Permission No. 2022/0815/FUL (Granted 07/03/23)

12 Sheridan Close, Lincoln, Lincolnshire, LN2 4JX

Applicant: YMCA Lincolnshire
Agent: Stem Architects Ltd
Authority: City of Lincoln Council
Case Officer: Lana Meddings (Julie Mason has also provided additional advice in respect of planning condition discharge)

Conditions

Condition 3

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 rates;*
- *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 or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system through its lifetime.*

No dwelling/no part of the development 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.

Details of proposed drainage scheme by Drainage Engineer provided as part of this application.

Condition 4

Samples of all external materials to be used in the development shall be submitted to and approved by the Local Planning Authority before the development commences. The approved materials shall not be substituted without the written consent of the City Council as Local Planning Authority.

Reason: In the interests of visual amenity.

Details of proposed external materials including products and colour to be used included within this document for consideration. As agreed with Julie Mason in correspondence dated 01/11/23, product samples of brickwork and roof tiles have been obtained and can be provided on site for consideration on request by City of Lincoln Council.

Condition 5

Prior to the commencement of the development, details of a scheme for the provision of an electric vehicle recharge point for the dedicated off-street parking shall be submitted to the planning authority for approval. The approved scheme shall be submitted prior to the development first being brought into use and shall be maintained thereafter.

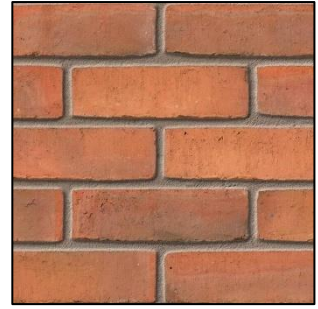
Reason: In order to encourage sustainable travel in accordance with the National Planning Policy Framework.

Following further discussion with the applicant and correspondence with Julie Mason dated 03/11/23; the visitor parking provision shown on the original scheme is not required. As the proposed building is to be used as move on accommodation for those who are recovering from being homeless, there is not a need for parking provision for residents. Residents will make use of good public transport links in the area accessible from nearby Outer Circle Road. A revised site plan has been provided with this application which shows the retention of a small turning head within the site. This provides access and short-term parking for one member of staff who will visit the building occasionally on an ad hoc basis to provide necessary services, as well as maintenance as and when needed. There will be no permanent staff on site.

As permanent parking provision has therefore been removed, this also removes the need for electric vehicle recharge points on site, which due to the use of the building, would not be needed or used. As discussed with Julie Mason, it is proposed that electric vehicle recharge points are not provided on site.

Proposed External Materials/Surfaces:

External Wall (Brickwork): Ibstock Commercial Red A2611A – 73mm variant



External Wall (Render): K Rend K Mono through colour render - White



Roof Surface (Pitched): Marley Duo Edgemere interlocking concrete slate effect tile – Anthracite Grey



Windows & Doors: Everest UPVC windows & doors - White



Fascias & Rainwater Goods: Composite fascia and soffit boards. Plastic rainwater half round gutters and downpipes - Black



Product samples of brickwork and roof tiles have been obtained and can be provided on site for consideration on request by City of Lincoln Council.