

|   |   |
|---|---|
| <b>APPLICATION NO</b>                     | <b>PA/2008/0349</b>   |
| <b>APPLICANT</b>                          | North Lincolnshire Council  |
| <b>DEVELOPMENT</b>                        | Planning permission to construct a sports academy and ancillary works including car parking, vehicular access and highway infrastructure, associated landscaping, and erection of maintenance depot, café pavilion and play equipment   |
| <b>LOCATION</b>                           | Land at Central Park, Ashby Road, Scunthorpe  |
| <b>PARISH</b>                             | <b>SCUNTHORPE</b>   |
| <b>WARD</b>                               | Kingsway and Lincoln Gardens  |
| <b>SUMMARY RECOMMENDATION</b>             | <b>Grant permission subject to conditions</b>   |
| <b>REASONS FOR REFERENCE TO COMMITTEE</b> | Significant public interest   |
| <b>POLICIES</b>                           | <p><i>National</i></p> <p><b>PPS1 (Delivering Sustainable Development)</b> – the thrust of PPS1 is sustainable forms of development in central, accessible locations, encouraging increasing biodiversity of sites and using energy efficiently with grey water recycling technology to maintain the environmentally friendly principles.</p> <p><b>PPS6 (Planning for Town Centres)</b> sets out Government policies for town centres, promoting their vitality and viability by planning for growth, the development of existing centres, focusing development and encouraging a wide range of services and a good environment accessible to all.</p> <p><b>PPG15 (Planning and the Historic Environment)</b> requires local planning authorities, in considering proposals for planning permission which could affect listed buildings, to have special regard to the preservation of the setting of the building.</p> <p><b>PPG17 (Planning for Open space, Sport and Recreation)</b> requires local planning authorities, in considering proposals for development within open space, to weigh any benefits being offered to the community against the loss of open space that will occur.</p> |

**PPS25 (Flood Risk)** states that sites located within Flood Zone 1 are low risk and requires development proposals on sites in excess of 1 hectare to include flood risk assessments to incorporate vulnerability to flooding from other sources as well as from river and sea flooding, and the potential to increase flood risk elsewhere through the addition of hard surfaces and the effect of new development on surface water run-off.

### *Regional*

**Regional Spatial Strategy for Yorkshire and the Humber:** The proposal complies with policies YH1 (Overall Approach and Key Spatial Priorities) and YH2 (Climate Change and Resource Use) due to its location within the urban area with good access links to sustainable forms of transport.

**North Lincolnshire Local Plan:** Policy ST2 (Settlement Hierarchy) states that future growth within North Lincolnshire will take place in accordance with the settlement hierarchy, at the top of which is the Scunthorpe and Bottesford urban area.

Policy ST3 (Development Limits) – the local plan defines development limits for all settlements except for rural hamlets and villages in the open countryside. Development outside development boundaries will be considered as development in the open countryside and will only be permitted if it is essential for the purposes of agriculture, forestry or to meet a special need associated with the countryside.

Policy R1 (Protecting Playing Fields) prevents development which would lead to the loss or would prejudice the use of a playing field unless: an assessment of current and future needs has demonstrated that there is an excess of playing field provision; the development is ancillary to the use of the site as a playing field, not affecting the quantity or quality of the pitches; the development affects only land incapable of forming, or forming part of, a playing pitch; the playing fields lost as a result of the development would be replaced by playing fields of an equivalent or better quality; the proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to outweigh the detriment caused by the loss of the playing fields.

Policy R3 (Built Sports Facilities) permits proposals which increase the provision of indoor purpose-built sports

facilities or achieve an increase in the use of existing facilities. Additional provision will be secured through funding bids and funding applications. Proposals that achieve increased use of existing facilities will be supported. Proposals that result in the loss of existing built sports facilities will not be permitted unless an equivalent replacement facility is provided or a facility is surplus to local recreational requirements.

Policy HE5 (Development Affecting Listed Buildings) – the primary consideration when considering proposals relating to listed buildings will be the need to preserve or enhance the fabric and character of the building. Proposals which damage the setting of a listed building will be resisted.

Policy LC3 (Local Nature Reserves) – to the west of the application site is Brumby Wood which is bisected by the Kingsway. This area is allocated as a local nature reserve.

Policy LC4 (Development Affecting Sites of Local Nature Conservation Importance) – any development which is likely to have an adverse impact on a local nature reserve will not be approved unless it can be demonstrated that the development outweighs the need to safeguard the intrinsic nature conservation of the site.

Policy LC11 (Areas of Amenity Importance) part of this application site falls within an area allocated as an area of amenity importance where development will only be permitted where it would not adversely affect their open character, visual amenity or wildlife value or compromise the gap between conflicting land uses. Where development is permitted, measures shall be taken to minimise their impact and make a positive contribution to such areas.

Policy LC12 (Protection of Trees, Woodland and Hedgerows) – proposals for all new development will, wherever possible, ensure the retention of trees, woodland and hedgerows. Landscaping, and tree and hedgerow planting schemes will be required to accompany applications for new development where it is appropriate to the development and its setting.

Policy DS1 (General Requirements) requires a high standard of design in all developments and poorly designed developments will be refused. The following criteria will be used to assess each proposal:

- (i) the design and external appearance should reflect or enhance the character, appearance, and setting of the immediate area;
- (ii) the design and layout should respect and, where possible, retain or enhance the existing landform;
- (iii) no unacceptable loss of amenity to neighbouring land uses should result in terms of noise, smell, fumes, dust or other nuisance, including overlooking or overshadowing;
- (iv) amenity open space should be retained where possible;
- (v) no pollution of water, air or land should result.

Policy DS16 (Flood Risk) – development will not be permitted within floodplains where it would increase the number of people or buildings at risk, or increase the risk of flooding elsewhere.

Policy T1 (Location of Development) – development proposals which generate significant volumes of traffic movement will be permitted provided they are located in the urban area of Scunthorpe and Bottesford, the principal growth settlements of the South Humber Bank and Humberside International Airport, where there is good access to rail, water and air transport and the strategic road network, and good cycle and public transport provision.

Policy T6 (Pedestrian Routes and Footpaths) – major new developments will be required to include links to nearby existing or proposed pedestrian routes.

Policy T8 (Cyclists and Development) – new developments will be required to include cycle links with existing and proposed routes.

## **CONSULTATIONS**

**Highways:** No objections subject to conditions.

**Environment Agency:** No objections subject to the imposition of conditions.

**Sport England:** Support the proposed sports academy project as a new facility would service an immediate need on two fronts: firstly, the local Scunthorpe Angels Table Tennis Club which is growing and developing fast, needing new accommodation; and secondly, at regional level, the Humber area has been identified with a need for

a table tennis performance squad session with potential for developing players for the 2012 Olympics.

**Anglian Water Services Ltd:** There is sufficient water resource capacity to supply this development and the development can be supplied from the network system that at present has adequate capacity. The views of Severn Trent Water should be sought with respect to sewage.

**English Heritage:** Does not wish to offer any comments on this occasion. The application should be determined in accordance with national and local policy guidance and on the basis of North Lincolnshire Council's specialist conservation advice.

**Highways Agency:** No comments received.

## **PUBLICITY**

Neighbouring properties have been notified, and site and press notices posted. The following points have been raised in *support* of the proposal:

The **Hull and Humber Chamber of Commerce** are unanimous in their support for the project for the following reasons:

- the project would be a valuable community asset
- an attractive green environmental feature for the town
- it would provide a destination for those coming from outside the area
- it would assist in raising the image of Scunthorpe and in the difficult task for some employers in attracting labour to the area

However, concern was raised by the president with regard to lack of car parking space for the new facility.

**Scunthorpe Steelers Basketball Club** support the proposal for the following reasons:

- Scunthorpe has been crying out for a major sports investment for many years
- this project shows the council's vision for the future of the community
- the best way to move forward and help catch other areas that have successful sports academies

The following *objections* have been received:

- loss of privacy
- destroy tranquil outlook
- loss of security as public areas like this receive unwanted attention, unlike the present open fields
- noise pollution
- effect on smooth flow of traffic
- land to the rear of the academy (service area) will be very unattractive and visible for many residents
- change from beauty to eyesore
- disfiguration of Coronation Gardens
- doubts whether facilities are needed at all – Scunthorpe Leisure Centre is under-used
- loss of trees and wildlife will spoil Central Park
- the existing trees support a wide range of birds such as blackbirds, wood pigeons, greater spotted woodpeckers, a pair of tawny owls relocated from Brumby Woods to raise chicks in a nesting site that will be destroyed, copper beech trees (covered by a tree preservation order (TPO)) are to be removed for the access road
- some of the trees to be felled are not even in the way of the development
- for people who prefer to be outside the plans are sickening
- disgraceful waste of this amenity
- one of the reasons Scunthorpe can call itself a garden town will be lost
- are listed buildings only safe until the council finds something better to do with the site?
- can't see why it must go on the most attractive part of the town

- wrong location as site is already used for football, hockey and bowls
- provides a glorious outlook for residents
- a better site would be the current leisure centre and Club 2000, and other surplus land surrounding it, because of its proximity to the bus station and multi-storey car park; it would transform the area and have a knock-on effect for business and markets

**Campaign to Protect Rural England:** Object on the grounds of felling nearly 200 trees. Central Park has been seen as ‘the jewel in the crown’ of Scunthorpe and is widely used and enjoyed for informal recreation by many people. The removal of so many trees will significantly impact on the amenity of the park. Whilst supporting the provision of new sport and leisure facilities, it is suggested that a more sustainable location should have been found which will not involve the destruction of trees and where public transport is more readily available.

## ASSESSMENT

Full planning permission is sought by North Lincolnshire Council’s Property Services to construct a sports academy within a series of five domed structures that include glazed, timber and sedum grass roofs. The proposal will include ancillary car parking for up to 120 cars and 20 cycle spaces, and a new pavilion at the centre of the park housing a kiosk and café, food store and toilets. The application also includes new children’s play equipment facilities at the heart of Central Park.

This planning application is within phase 1 of the council’s strategy to regenerate Central Park. Phase 2 includes an outline planning application to construct a tennis hall with car parking provision, vehicular access and landscaping under planning reference number 2008/0348.

The sports academy is to be located on the eastern side of Central Park to the north of Pittwood House with vehicular access gained from Ashby Road. The park currently comprises four main elements: woodland, formal public space, public sports facilities and private sports facilities surrounding Brumby Hall. In the western area of the park is Brumby Wood which is an ancient semi-natural woodland which is allocated as a local nature reserve under policy LC3 of the North Lincolnshire Local Plan. The woodland is split into two parts with the Kingsway road running between the western and eastern sectors.

The public sports facilities are located in the more central areas of the park and comprise mainly football and hockey pitches. The private sports facilities at Brumby Hall comprise cricket and bowling facilities which are of a county standard, with access limited to members only.

The proposed tennis academy is located to the north of the sports academy and shares the same new access onto Ashby Road. This outline proposal is the subject of a separate application (2008/0348).

The application site covers an area of 4.03 hectares and currently comprises: two bowling greens and a grassed playing field which is owned by Corus and managed by their tenant, the Appleby Frodingham Works Athletic Club; existing parkland; sections of the existing highway network; an electricity substation; and part of an existing car park.

The original client brief called for a strong and visionary project to stimulate the rejuvenation of this important public park situated at the heart of Scunthorpe. In response to the client's brief a comprehensive set of proposals has been developed for the regeneration of the park as a whole. These proposals are summarised as:

- provision of a new sports academy/centre of excellence for sports and recreation – a hub for the development and delivery of sports education and leadership training for North Lincolnshire
- provision of a four-court indoor tennis facility (phase 2, planning application 2008/0349)
- provision of a network of new paths and links designed to open up the park, link key destinations and hubs within the park and improve access
- creation of a new gateway into the park comprising construction of a new lagoon and associated planting
- provision of new and replacement play facilities suitable for all abilities and age ranges
- provision of new public pavilion to accommodate public conveniences at the centre of the park, refurbishment and upgrading of existing maintenance facilities, comprehensive landscaping and a sustainable water strategy designed to enhance biodiversity and the wildlife of the park and improve drainage



- provision of a new landscaped events space with lighting to extend usage of the park (phase 2)

A number of the park's projects are permitted under the Town and Country Planning (General Permitted Development) Order 1995, and therefore could be progressed without the need to obtain planning permission. Such works include:

- construction of the east/west boulevard which involves a 3.5 metre wide footpath, a 5.8 metre wide link road, planting of a single avenue of mature trees and the erection of four lighting columns at the entrance to the boulevard
- relocation of the maintenance space involving the removal of existing buildings and provision of a new facility to the rear of the sports academy, sharing the new servicing facilities
- replacement of the existing outdated play area and boating/paddling pond with a variety of contemporary play features
- wildflower planting and habitat creation alongside the boulevard
- creation of a new landscaped 'gateway' into the park which includes a lagoon and associated landscaping
- restoration of the existing fountain and seating areas
- creation of a new events space comprising a terraced grassed space with lighting

The proposals the subject of this planning application have been assessed under the Town and Country Planning (Environmental Impact Assessment) Regulations 1999 and a screening opinion was issued in August 2007 confirming that the proposal did not constitute an environmental impact assessment providing that the relevant issues were addressed. Consequently the following documents were compiled and submitted in support of the application:

- a transport impact assessment and travel plan
- a flood risk assessment
- an arboricultural tree survey

- a habitat survey
- an archaeological desk assessment
- a noise scoping assessment

**The key issues in determining this proposal are whether there would be an adverse impact upon residential amenity, visual impact, existing biodiversity, habitat and species within the park, the setting of grade II listed buildings, traffic flows on the adjacent highway network, planning policy, and impact on existing landscape and trees.**

### **Planning policy**

The proposal complies with national planning policy as set out in planning policy statements for the following reasons.

The development complies with the principles set out to improve access to health, leisure and community facilities, open space, sport and recreation by locating this facility close to the town centre that is well served by public transport and is close to train and bus services.

The environmental enhancements with regard to biodiversity, natural habitats and landscape character, together with the promotion of safeguarding natural resources to reduce the impacts of climate change, fully comply with essential Government planning advice contained within PPS1.

PPS6 encourages the promotion of the vitality and viability of town centres by focusing development in areas accessible to all that will regenerate and provide a wide range of services in a good environment.

With regard to local planning policies, the development complies with the strategic policies of the North Lincolnshire Local Plan because the site is located within the development limits of the Scunthorpe and Bottesford urban area in a location which is well served by public transport.

With regard to consideration of policy R1 and PPG17, relating to the loss of existing playing fields and sports facilities, the proposal would deliver significant benefits that are of regional significance and provide an opportunity to deliver sport and leisure facilities to a much wider population. The new facilities are public that can be

used throughout the year as opposed to the existing training sports pitches which are private. In 2001 the council adopted a playing pitch strategy which was updated in 2005 in response to a request from Sport England. The strategy looked at the quantity and quality of public, private and voluntary pitches across the area and current and future demand. The strategy identified that there was a surplus of adult football pitches and rugby pitches and a shortfall of mini football pitches and cricket pitches. The development will mean that part of a training pitch and two bowling greens will be lost, but this loss is felt to be outweighed by the gain in the variety, quality and amount of new sports facilities provided by the sports academy.

The issue surrounding policy HE5 (Development Affecting Listed Buildings) is dealt with in the relevant section.

With regard to policy LC12 (Protection of Trees and Hedgerows), a landscaping scheme has been submitted with the application and sets out trees that will be lost as a result of the development, trees that will be removed as part of the improvement works to the park, and a planting strategy to enhance biodiversity, visual amenity and habitat creation within Central Park. The proposal is considered to comply with policy LC7 because of its contribution towards the long-term benefits and increased biodiversity within the wider park area.

With regard to the transportation policies, the proposal also complies because of its location within a sustainable area with the provision of pedestrian and cycle routes to increase accessibility and linkages through the wider park area.

### **Residential amenity**

The residents who are potentially most likely to be affected by the proposal are those directly opposite the proposed vehicular access from Ashby Road from an increase in the flow of traffic and vehicle movements in and around the area, and also the residents who occupy property on the south side of Brumby Wood Lane. The southern boundary of these residential properties abuts the site for the tennis centre. Such issues will be assessed in relation to the tennis centre application (2008/0348).

A noise scoping assessment has been submitted by the applicants to establish potential noise impacts from the development. The report recommends that in the event

that there is a likelihood of noise emissions being close to the proposed noise level criteria the applicants will make an application for prior consent to the council under Section 61 of the Control of Pollution Act 1974. This will establish working hours, methods of construction and identify noisy and vibration generating operations, predict resulting noise and vibration impact, and design suitable working practices and mitigation methods. This will be controlled by a planning condition.

Ground-borne vibration may arise from construction activities but such vibration is typically imperceptible at distances over 10 metres from heavy earth-moving plant. Consequently, in relation to the sports academy, there is no risk of perceptible levels from standard construction activities at sensitive receptors. The resultant changes in ambient noise climate as a result of road traffic flows are considered to be negligible, hence no mitigation is required.

### **Visual impact**

The visual impact of the sports academy will be most prominent when viewed from the east from properties on the opposite side of Ashby Road to the sports academy. This distance (approximately 80 metres) is considered to be sufficient so as not to have any adverse impact upon properties in terms of loss of light or overshadowing.

The form of the building comprises a series of domed shells that cover each of the main activity areas. The form and height of each shell is dictated by the plan, form and spatial requirements of each activity area. Therefore the roof canopy responds directly to the three-dimensional constraints of each use.

The general form of the building avoids all hard and vertical edges to produce a soft appearance designed to be sensitive to its parkland setting. When the sports academy is viewed in context with surrounding buildings, namely Pittwood House, Brumby Hall and residential properties surrounding the site, it appears to be appropriate in size and height and adequate space is provided between the academy, Pittwood House and Brumby Hall to give the perception of a spacious environment.

What must be considered is the increase in artificial lighting surrounding the sports academy and the projects within the park making this area much more visually accessible from surrounding areas.

The materials used on the shell follow a transitional theme over the timber geodesic structure. To the south, over the more public and prominent café and entrance hall, materials are glass and metal; over the learner pool and gymnasium, materials change to weathered timber boarding; over the pool hall, a green roof is proposed with a sedum grass; and over the sports hall, a plastic or rubber membrane roof. The applicants state that by using this transitional arrangement of materials the project is able to invest in higher quality finishes in the more prominent public and visible areas and shift to more functional and cost-effective solutions over the sports hall which is in a less public location, screened from the highway by Festival Gardens.

The proposal has been assessed by ARC (Architectural Review Panel for the Humber sub-region). The panel welcomed and applauded the ambition of the client and has made certain detailed comments as follows:

- (i) the context of the site:
  - as the building was surrounded by a moat, it presented itself as a separate object to the park
  - questioned whether the structure could inform the landscape or vice versa
  - questioned if the site was big enough for the building or the building was too big for the site
- (ii) the building:
  - concern over what was seen as a zoned internal scheme with heavy structure that did not integrate well with the landscape
  - considered there was a lack of clarity concerning internal environmental control between different zones
  - the scheme represented the imposition of a pre-conceived structural solution on the site rather than a scheme developed in response to the site

### **Landscaping/ecology**

In order to accommodate the sports academy and the associated highway works, it will be necessary to remove 48 trees. Of these, 13 are covered by TPOs, 34 are non-

TPO trees, and one is a stump. The proposal includes the planting of 129 new trees, of which 6 will be semi-mature boulevard trees and 123 other trees. In relation to the Central Park project, which falls outside the planning application boundaries, this work constitutes permitted development and amounts to the removal of 52 trees to accommodate works to the park.

The arboricultural report advises that a further 13 trees should be removed as it is proposed to plant 82 new trees. In summary, when all the works regarding the planning applications and other works to Central Park outside of any planning constraint, are carried out, there will be a net gain of 120 trees overall.

An ecological strategy has been designed to guide the redevelopment of the park and has been developed to contribute to the key goals of the national and local biodiversity action planning process wherever possible.

Emphasis has been placed on strengthening the east-west habitat links through the park to link the existing ecological resource of Brumby Wood with a new habitat mosaic around the sports academy. The main means of achieving this is by the creation of a strengthened belt of trees and shrubs along the line of what would become a key defined boulevard through the park.

Around the proposed sports academy new ecologically designed water bodies, flowing water channels and wet wood/scrub are proposed providing habitats that are not already present in the park. Overall the applicants state that the proposals would add very significantly to the biodiversity and ecologically based amenity values of the park, enriching it for valued wildlife and the public increasing awareness of the rich surrounding wildlife heritage and raising the status of the park to one of regional standing as an example of ecologically informed urban open space.

The council's Environment Team have commented that the removal of trees and demolition of buildings could potentially affect bat roosts. As stated previously, these works are permitted development and not subject to consideration of this planning application. The proposed green roof on the sports academy building and the landscaping immediately around this building are in accordance with PPS9 and are welcomed.

There remains potential to incorporate nesting and roosting features for bats, swifts and other species within

the sports academy design. This can be achieved by planning condition requiring details to be submitted.

### **Potential impact upon the setting of two listed buildings**

There are two listed buildings located close to the two application sites: Pittwood House, which was constructed in the 1960s and is listed grade II, and currently provides accommodation for North Lincolnshire Council offices; and Brumby Hall, a 17<sup>th</sup> century country house with 19<sup>th</sup> and 20<sup>th</sup> century alterations and extensions to the rear, which is also listed grade II.

The sports academy is sited on a similar building line to the eastern elevation of the southern wing of Pittwood House and therefore it is felt that it will not compete with the more prominent Pittwood House and will be subservient to the listed building. Furthermore, new tree and shrub planting will reinforce the landscape setting of the park and allow the sports academy to be integrated better within the existing environment. The council's listed buildings officer has been consulted and raises no objections to the proposal, neither do English Heritage.

### **Impact upon traffic flows on existing highway network**

A traffic impact assessment was submitted with the application. Highways have assessed the assessment and raised no objection subject to conditions.

The Environment Team have issued advice regarding the protection of bats, nesting birds and other protected species. The proposals for the green roof of the sports academy building (a separate scheme) and landscaping surrounding the building, and more generally the park's planting strategy with its measures to improve biodiversity, are welcomed. However, the removal of trees protected by a TPO needs to be mitigated by the planting of many new trees which would give the area greater amenity value.

Environmental Protection officers have stated that the British Geological Society indicates that arsenic levels at the site are above the CLEA soil guideline values. Consequently, conditions should be attached to any grant of planning permission to deal with arsenic contamination of the site.

## **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.

No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. The scheme shall provide for:-

- (i) the proper identification and evaluation of the extent, character and significance of archaeological remains within the application area;
- (ii) assessment of the impact of the proposed development on the archaeological remains;
- (iii) proposals for the preservation in situ, or for the investigation, recording and recovery of archaeological remains and the publishing of the findings, it being understood that there shall be a presumption in favour of their preservation in situ wherever feasible;
- (iv) sufficient notification and allowance of time to archaeological contractors nominated by the developer to ensure that archaeological fieldwork as proposed in pursuance of (i) and (iii) above is completed prior to the commencement of permitted development in the area of archaeological interest; and
- (v) notification in writing to the North Lincolnshire Sites and Monuments Record Office of the commencement of archaeological works and the opportunity to monitor such works.

Reason

To comply with policy HE9 of the North Lincolnshire Local Plan because the site lies in an area of archaeological interest.

3.



No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed.

Reason

To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.

4.

Development shall proceed fully in accordance with the mitigation measures (eg finished floor levels) set out in the approved Flood Risk Assessment, and the applicant shall confirm completion of the approved scheme in writing within one month thereafter.

Reason

To reduce the potential impact of flooding in accordance with policy DS16 of the North Lincolnshire Local Plan.

5.

The children's play areas shall be constructed and retained as such in accordance with the memo dated 27 March 2008 from Neighbourhood and Environmental Services. Any deviation from the memo must be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development.

Reason

For the avoidance of doubt and in accordance with policy R2 of the North Lincolnshire Local Plan.

6.

Prior to the commencement of development, details shall be submitted to and agreed in writing by the Local Planning Authority of the location, means and method of incorporating nesting and roosting features for bats and birds within the design of the sports academy. Such measures shall be implemented and maintained thereafter.

Reason

In the interests of maintaining and enhancing biodiversity/ecology provision of the wider setting and the development as a whole in accordance with policies LC5 and LC6.

7.

Prior to the commencement of development, details shall be submitted to and agreed in writing by the Local Planning Authority of a strategy to minimise disturbance to local residents during the construction phase of the development. The strategy shall include the following details and the agreed mitigation methods shall be implemented in their entirety:

- (i) hours of operation
- (ii) methods of construction
- (iii) identification of operations generating noise, dust and vibration
- (iv) methods for minimising impacts and designing sustainable working practices.

Reason

To protect the living conditions of residents during the construction phase in accordance with policy DS1 of the North Lincolnshire Local Plan.

8.

Prior to the commencement of development, details shall be submitted to and agreed in writing by the Local Planning Authority of the predicted noise levels of operating plant, measured at sensitive receptors, and attenuation levels of the building to minimise noise disturbance. The agreed attenuation levels shall be implemented/maintained thereafter.

Reason

To protect the living conditions of residents from noise disturbance.

9.

Prior to the commencement of development, details shall be submitted to and agreed in writing by the Local Planning Authority of an external lighting scheme for the site that will include luminance levels and position and type of lights to be installed.

Reason

In the interests of visual amenity in accordance with policy DS1 of the North Lincolnshire Local Plan.

10.

Prior to the commencement of development, details shall be submitted to and agreed in writing by the Local Planning Authority of the external facing materials of the sports academy and the café pavilion. Details shall include a planting schedule for the green roofs and a maintenance strategy for the roof.

Reason

In the interests of visual amenity and the biodiversity of the proposal in accordance with policy DS1 of the North Lincolnshire Local Plan.

11.

The proposed development shall be set out and established essentially in accordance with drawing number A (c) 20 Rev A.

Reason

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

12.

The proposed development shall not be brought into use until all associated within-highway works, including access, pedestrian/cycle links and traffic-controlled junction, have been completed in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any works on site.

Reason

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

13.

No development shall take place until full details of all internal infrastructure serving the needs of all users for both the proposed new developments and existing facilities have been submitted to and approved in writing by the Local Planning Authority.

Reason

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

14.

The proposed development shall not be brought into use until adequate cycle parking facilities have been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason

To encourage the use of sustainable means of transport.

15.

Development shall not begin on site until details of:

- (i) the number, location and layout of vehicular accesses to the site;
- (ii) the number, location and layout of vehicle parking spaces, including access aisles, surface markings and turning facilities;
- (iii) the location and layout of vehicle loading, off-loading and turning facilities for delivery vehicles;
- (iv) the pedestrian means of access to all buildings;

have been submitted to and approved in writing by the Local Planning Authority.

Reason

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

16.

The development shall not be brought into use until:

- (i) the access roads to the service and customer parking area;
- (ii) the loading, off-loading and turning areas for all vehicles; and
- (iii) the parking spaces and access aisles (including surface markings);

have been provided and all these facilities shall thereafter be so retained.

Reason

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

17.

The submitted framework Travel Plan shall be fully implemented prior to the proposed development being brought into use and all conditions and requirements of

the plan shall be fully implemented and retained at all times that the use is in operation.

Reason

In accordance with the requirements of PPG13 and to ensure that the proposed development operates in a safe and sustainable manner with minimal disruption to the Highway Network.

18.

The final Travel Plan shall be submitted to and approved in writing by the local planning authority within six months of the proposed development being brought into use and all conditions and requirements of the plan once approved shall be implemented and retained at all times.

Reason

In accordance with the requirements of PPG13 and to ensure that the proposed development operates in a safe and sustainable manner with minimal disruption to the Highway Network.

19.

Works shall not commence on site until wheel cleaning facilities in accordance with details to be approved in writing by the Local Planning Authority, have been provided within the curtilage of the site and this facility shall be retained for the duration of the works.

Reason

To prevent material being deposited on the highway and creating unsafe road conditions.

20.

The scheme of landscaping and tree planting shown within the Tree Removal and Protection Plan and the Central Park Planting Strategy that is located within the application site shall be carried out in its entirety within a period of 12 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

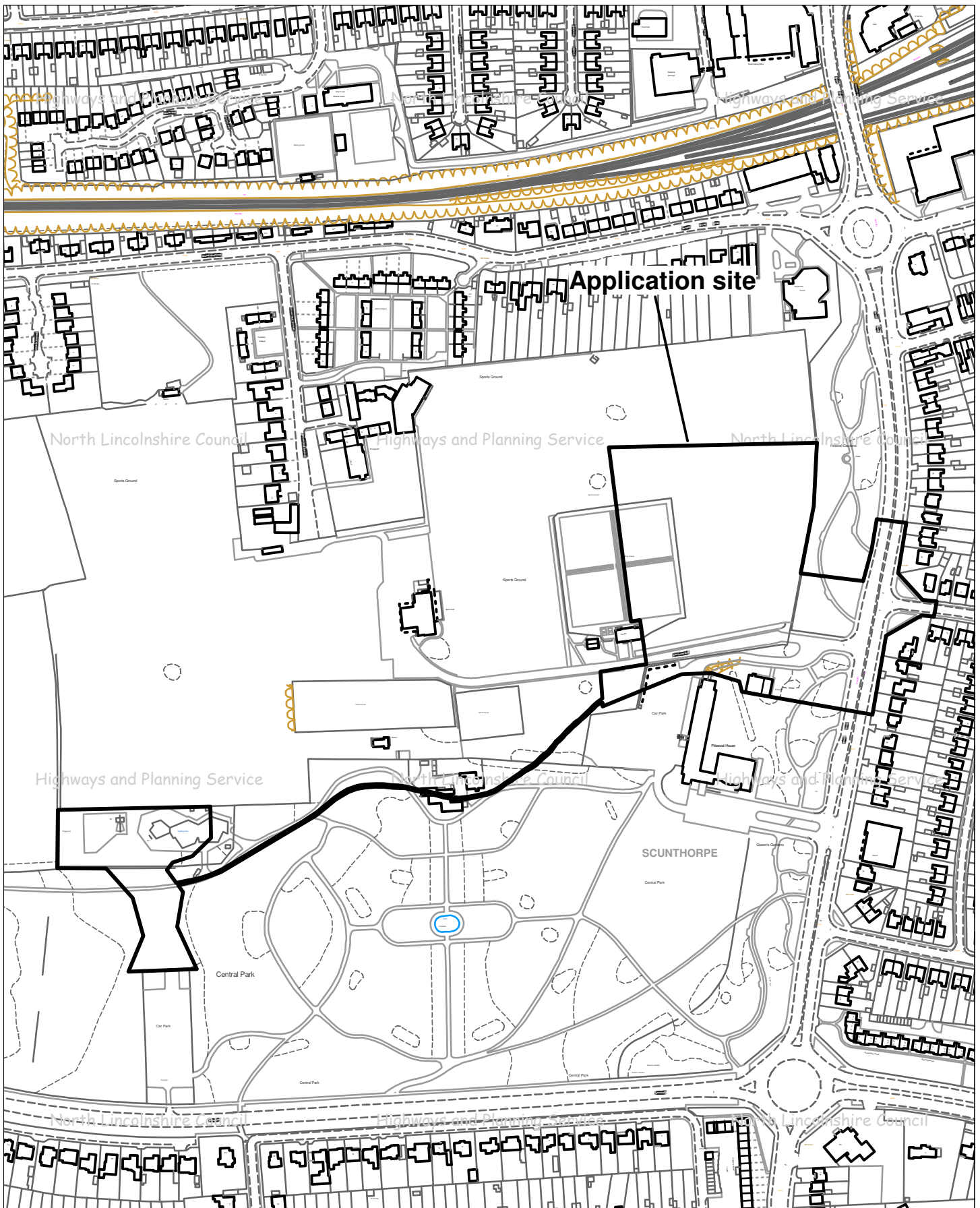
In the interests of visual amenity in accordance with policy LC12 of the North Lincolnshire Local Plan.

21.

For a period of two years from the completion of the planting, the trees, together with their stakes, ties and sleeves, shall be adequately maintained and during that period all losses made good.

Reason

To help the trees become established and to ensure they are replaced if they fail.



Drawing Title: 2008/0349

OS Grid Ref: SE88981033

Drawn by: KC

Scale: 1:3750

Date: 05/06/2008



Based upon the Ordnance Survey mapping with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown Copyright.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

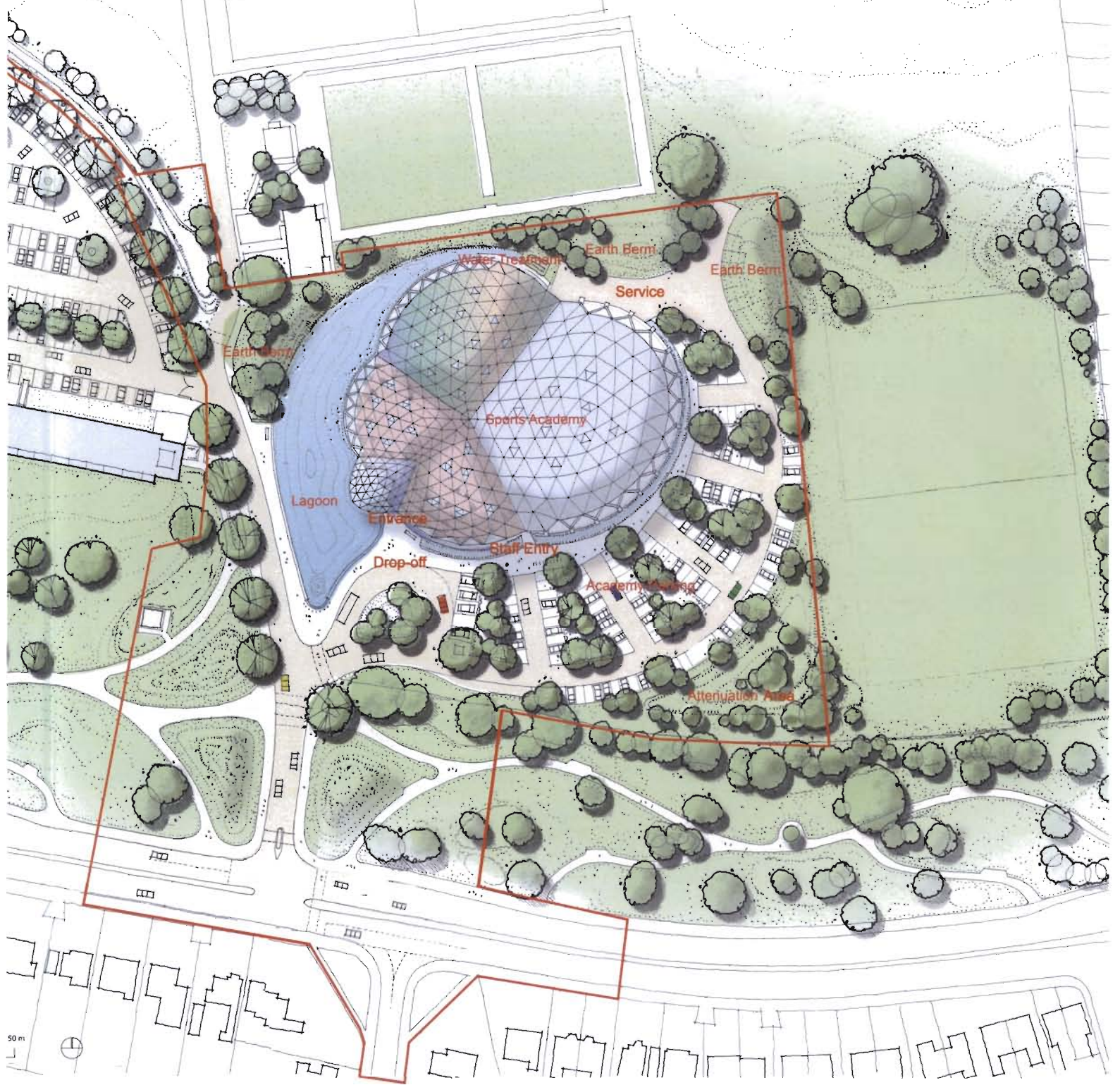
NORTH LINCOLNSHIRE COUNCIL 100013349 2008



**Highways and Planning Service**

Service Director,  
G Pople

The Ordnance Survey map data included within this publication is provided by North Lincolnshire Council under license from Ordnance Survey in order to fulfil its public function to act as a highways and planning authority. Persons viewing this mapping should contact Ordnance Survey copyright for advice where they wish to license Ordnance Survey map data for their own use.







Contextual East Elevation Without Tennis Academy, 1:500 @ A1, 1:1000 @ A3



Contextual East Elevation Without Tennis Academy, , 1:500 @ A1, 1:1000 @ A3