

<b>APPLICATION NO</b>	<b>PA/2020/460</b>
<b>APPLICANT</b>	FKX Ltd
<b>DEVELOPMENT</b>	Planning application to vary condition 2 of PA/2019/1147, namely to amend the approved building design
<b>LOCATION</b>	Land east of The Nest, Falkland Way, Barton upon Humber, DN18 5RL
<b>PARISH</b>	Barton upon Humber
<b>WARD</b>	Barton
<b>CASE OFFICER</b>	Andrew Law
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Objection by Barton upon Humber Town Council

## **POLICIES**

**National Planning Policy Framework:** Paragraph 38 states, *'Local planning authorities should approach decisions on proposed development in a positive and creative way...Decision-makers at every level should seek to approve applications for sustainable development where possible.'*

Paragraph 47 explains the requirement in planning law that applications for planning permission must be determined in accordance with the local plan, unless material considerations indicate otherwise. It also requires decisions to be made as quickly as possible and within statutory timescales unless a longer period has been agreed by the applicant in writing.

Paragraph 80 states, *'Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.'*

Paragraph 83 states that, amongst other things, planning policies and decisions should enable *'the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings.'*

Paragraph 124 states, *'Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.'*

Paragraph 127 goes on to explain that planning policies and decisions should ensure that developments:

- (a) will function well and add to the overall quality of the area, not just for the short term but over lifetime of the development;*
- (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- (d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- (e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- (f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.'*

Paragraph 130 explains 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, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.

Paragraph 170 explains that *'Planning policies and decisions should contribute to and enhance the natural and local environment by:*

- (a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- (b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
- (c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
- (d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
- (e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water*

*quality, taking into account relevant information such as river basin management plans; and*

- (f) *remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.'*

#### **North Lincolnshire Local Plan:**

##### ***Policy RD2 (Development in the Open Countryside)***

This policy seeks to strictly control development in the open countryside to certain types. Amongst others, policy RD2 identifies employment-related development appropriate to the open countryside as an acceptable type of development. New development in the open countryside will only be permitted provided that the open countryside is the only appropriate location; it would not be detrimental to the character or appearance of the area; it would not be detrimental to residential amenity or highway safety; and the development is sited to make best use of existing and new landscaping.

##### ***Policy DS1 (General Requirements)***

This policy seeks a high standard of design in all new developments and states '*proposals for poorly designed development will be refused*'. Policy DS1 identifies criteria against which all new proposals will be considered.

##### ***Policy DS11 (Polluting Activities)***

States that '*Planning permission for development will only be permitted where it can be demonstrated that the levels of potentially polluting emissions do not pose a danger by way of toxic release; result in land contamination; pose a threat to current and future surface or underground water resources; or create adverse environmental conditions likely to affect nearby developments and adjacent areas.*'

##### ***Policy LC7 (Landscape Protection)***

States that '*Where development is permitted within the open countryside, special attention will be given to the protection of the scenic quality and distinctive local character of the landscape*'. Development which does not respect the character of the local landscape will not be permitted.

#### **North Lincolnshire Core Strategy:**

##### ***Policy CS1 (Spatial Strategy for North Lincolnshire)***

This policy sets out the spatial strategy for future development in North Lincolnshire. It identifies areas of specific focus including, amongst others:

*'b) supporting the market towns of Barton-upon-Humber, Brigg, Crowle, Epworth, Kirton-in-Lindsey and Winterton as thriving places to live, work and visit, and as important service centres serving the needs of local communities across North Lincolnshire;'*

It goes on to state, '*All future growth regardless of location should contribute to sustainable development*' and that where development has an environmental impact '*mitigation measures should be used for the development to be acceptable.*'

## **Policy CS2 (Delivering More Sustainable Development)**

This policy sets out how the spatial strategy for North Lincolnshire will be implemented using a sequential approach to the location of new development based on the settlement hierarchy and taking into account other sustainability criteria. The primary focus for new development is identified as that within the Scunthorpe urban area, with the secondary focus being:

*'2. Previously developed land and buildings within the defined development limits of North Lincolnshire's Market Towns, followed by other suitable infill opportunities then appropriate small-scale greenfield extensions to meet identified local needs.'*

It goes on to state that *'All future development will be required to contribute towards achieving sustainable development'* and sets out sustainable development principles which new developments should comply with.

This policy also states, *'Environmental impacts to or from development that cannot be avoided should be adequately mitigated for it to be acceptable.'*

## **Policy CS5 (Delivering Quality Design in North Lincolnshire)**

This policy sets out the key design principles for all new development in North Lincolnshire.

Its aim is to ensure that development supports the creation of a high quality built environment which is attractive to residents, investors and visitors. It asserts that *'All new development...should be well designed and appropriate for their context.'* It goes on to state, *'The council will encourage contemporary design, provided that it is appropriate for its location and is informed by its surrounding context.'* It concludes, *'Design which is inappropriate to the local area or fails to maximise opportunities for improving the character and quality of the area will not be acceptable.'*

## **Policy CS16 (North Lincolnshire's Landscape, Green Space and Waterscape)**

This policy states, *'The council will protect, enhance and support a diverse and multifunctional network of landscape, green space and waterscape.'*

## **Housing and Employment Land Allocations Development Plan Document (HELADPD):**

### **Policy PS-1 (Presumption in favour of sustainable development)**

Explains that the council will take a positive approach to new development that reflects the presumption in favour of sustainable development set out in the NPPF. Planning applications that accord with the local plan will be approved unless material considerations indicate otherwise. It goes on to state that where there are no relevant, up-to-date policies permission will be granted, unless material considerations indicate otherwise *'taking into account whether:*

- *any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or*
- *specific policies in that Framework indicate that development should be restricted.'*

## **CONSULTATIONS**

**Highways:** No comments to make.

**Environment Agency:** No response received.

**Natural England:** No comments to make.

**Environmental Protection:** No comments to make.

**Drainage (Lead Local Flood Authority):** No comments to make.

**Historic Environment Record:** The amended proposals will not have any greater effect on the archaeological interest of the site than the original consent. No objection subject to conditions being carried forward to a new permission. The LVIA Addendum states that the proposed increase in height will not alter the findings of the previous assessment from the viewpoint of the Humber Bridge.

**Trees and Landscape:** The proposed change to the height of the building will make little difference from a green infrastructure perspective. The height difference may have issues for the overall visual impression of the development.

**Humberside Fire and Rescue:** No objection. Make informative comments.

## **TOWN COUNCIL**

Barton upon Humber Town Council objects to this application on the grounds that the currently approved building height was designed to hide as much of the new development as possible from the A1077 and the adjacent picnic area. The proposed increase in height would block views to the north and north-west from the picnic area. This area is a popular vantage point affording magnificent views of the Humber Bridge, the Humber Bank and River Humber. This is an important asset that must be maintained with its scenic views. The proposed amendment is not for the benefit of the manufacturing unit, but to provide flexibility and future-proofing for institutional investors.

## **PUBLICITY**

Site and press notices have been posted. One letter of objection has been received from a third party raising similar concerns to the town council in that the proposed increase in height would have an adverse impact on views from the adjacent picnic area and the character and appearance of the area.

## **STATEMENT OF COMMUNITY INVOLVEMENT**

No statement of community involvement has been submitted as part of the application.

## **ASSESSMENT**

### **Site and surrounds**

The application site comprises 26.68 hectares of greenfield land located directly adjacent to the existing Wren Kitchens facility (The Nest), Barrow Road, Barton upon Humber. The site is split into three parcels. Parcel 1 measures 23.05 hectares and will contain the new

industrial building, vehicular access, parking and emissions abatement plant. Parcels 2 (3.16 hectares) and 3 (0.47 hectares) will be used for soil deposition and landscaping.

Access is proposed from the A1077, which runs to the south of the site. The access to the existing Wren Kitchens facility is from Falkland Way to the west. There is a public footpath immediately to the north of the application site and the site is bounded by agricultural fields to the east with a farm complex beyond. Options Barton, a specialist school, is located a short distance to the south-west of parcel 1.

The existing Wren Kitchens facility is heavily landscaped (incorporating parcels 2 and 3) and parcel 1 of the application site currently benefits from established hedgerows to its north, east and southern boundaries.

## **Constraints**

The majority of parcel 1 and the whole of parcel 2 is located outside the defined development boundary for Barton upon Humber. A small part of parcel 1 and the whole of parcel 3 is located within the development boundary, which extends around the existing Wren Kitchens facility.

The application site is predominantly within Flood Zone 1 of both the Environment Agency (EA) flood maps and the Strategic Flood Risk Assessment (SFRA) for North Lincolnshire. However, the northern portion of the site is within flood zones 2 and 3 of the EA flood maps and flood zone 2/3a of the SFRA. A small portion of the site is therefore considered to be at high risk of flooding, whereas the majority of the site is not.

The site is not located within a designated conservation area, nor are there any listed buildings within or directly adjacent to the site.

The application site is not currently allocated for any specific land use. Nor is the site subject to any formal designation in respect of ecology, landscape or archaeological/geological importance.

The site is located approximately 0.6 kilometres to the south of the Humber Estuary which is subject to a number of formal designations (Ramsar, SPA, SSSI and SAC).

## **Proposed development**

Planning permission was granted in October 2019 to '*erect an industrial building (B2 Use Class) with new vehicular access from Barrow Road (A1077) and associated parking, emissions abatement plant, surface water drainage attenuation ponds and landscaping*' at the application site under reference PA/2019/1147.

The current application is made under Section 73 of the Town and Country Planning Act 1990 and seeks to vary condition 2 of PA/2019/1147, which requires the development to be carried out in accordance with a schedule of approved plans. The variation to the condition would amend the list of approved plans to allow for an increase in eaves and ridge height of the approved industrial building by 3.5 metres. No other changes are proposed to the consented development and the footprint of the building, its floor plans and the layout of the wider site will remain the same.

The applicant has submitted a Planning Statement which explains the reason for the proposed variation of condition as follows:

*'The approved development is a bespoke design for the Wren Kitchens business to expand its existing operations at the adjacent factory. The Applicant has since been in discussions with funding investors who require the assurance that, should the Applicant enter liquidation, the building could easily accommodate another industrial business. For this reason, the Applicant seeks permission to amend the approved plans resulting in a height increase of 3.5 metres from that approved. As a result, the constructed building will be able to accommodate other business' requirements in the unfortunate event that Wren Kitchens or the Applicant no longer occupy the building.'*

Therefore the variation is proposed in order to allow the use of the building by other businesses should the applicant cease to occupy the building for any reason at any point in the future. The currently consented design, due to the height of the building, would limit its potential use for alternative industrial processes should this be required in the future.

## **Planning history**

As part of the application site overlaps the site of the existing Wren Kitchens facility a number of historic planning applications/decisions relate as follows:

- PA/2020/390: Advertisement consent for two internally illuminated signs, including structural framework – not yet determined.
- PA/2019/1147: Planning permission to erect an industrial building (B2 Use Class) with new vehicular access from Barrow Road (A1077) and associated parking, emissions abatement plant, surface water drainage attenuation ponds and landscaping – full permission granted with conditions and subject to an S106 agreement on 9 October 2019.
- PA/2013/1496: Planning permission to construct a new vehicular access from Barrow Road and two car parks (800 spaces), carry out additional landscaping, and retain a 2 metre high electric perimeter fence and 12 loading bays with canopies – full permission granted with conditions on 31 March 2016.
- PA/2013/0255: Planning permission to remove condition 2 of application 7/1991/0838 dated 5 March 1992: 'Except for the construction of the proposed road referred to in condition 7 below, this permission shall not be exercised by or on behalf of any person, company, body or authority except the applicants, Kimberly-Clark Ltd' – full permission granted with conditions on 22 May 2013.
- PA/2013/0252: Planning permission to change the use from B2 (General Industry) to Use Classes B1 and/or B2 and/or B8 – full permission granted with conditions on 1 August 2013.
- PA/2001/1429: Planning permission to construct an extension to an existing building to house production plant for non-woven fabric and to construct a vehicle parking area – full permission granted with conditions on 8 February 2019.
- 7/1991/0838: Planning permission to erect a production facility for consumer packaged goods to comprise production area, offices, warehouse and ancillary facilities – full permission granted with conditions on 5 March 1992.

**This application proposes solely to increase the height of the approved building and will not impact upon the use of the building or its associated infrastructure. The principle of development has already been established through the extant permission (PA/2019/1147) and none of the relevant policies have changed since the grant of that permission. Therefore, it is not necessary to re-consider the principle of development and this assessment will concentrate on those key issues that may be affected by the proposed increase in height as follows:**

- **landscape and visual impact**
- **air quality, and**
- **noise.**

### **Landscape and visual impact**

The relevant extant development plan policies against which to assess the proposed development's effect upon landscape and visual impact are 'saved' policy RD2 of the North Lincolnshire Local Plan (NLLP), which seeks to protect the character and appearance of the countryside; 'saved' policy DS1 of the NLLP, which requires all new development to respect and where possible retain and/or enhance the existing landform; and 'saved' policy LC7, which requires special attention to be given to the protection of the scenic quality and distinctive local character of the landscape.

The proposed variation will see the eaves height of the approved manufacturing building increase from 10.5 metres above ground level to 14 metres above ground level. This results in an increase in ridge height from 12.5 metres to 15.84 metres. This increase in height is proposed in order to future-proof the building for institutional investors.

An assessment of the effects of the previously consented development in respect of its impact on the local landscape and upon visual amenity was set out in the Landscape and Visual Impact Assessment (LVIA) (June 2019) which was submitted in support of PA/2019/1147. This assessment concluded that the impacts of the development on the landscape and visual amenity had been appropriately mitigated via the design of the development and the robust landscaping scheme proposed. An addendum to the previously submitted Landscape and Visual Impact Assessment (March 2020) has been submitted in support of the current application. This document considers the impacts that would result from the proposed increase in height. Additionally, site section plans have been provided in support of the application illustrating the relationship between the proposed building, the site and the wider setting of the A1077 to the south and the public footpath to the north.

In respect of landscape impact, the LVIA addendum concludes that the proposed increase in height of 3.5 metres is relatively small when considered in the context of the scheme as a whole and that it is unlikely to change the magnitude of effect that the development will have on any of the identified Landscape Character Areas. As with the previously consented scheme, adverse landscape impact is likely to be limited to the immediate site level and the landscapes in the immediate context of its boundaries. Whilst the proposed increase in height of 3.5 metres will be noticeable, its impact, when viewed from distance, will be limited given the size and scale of the approved development as a whole. It should also be recognised that the robust scheme of landscaping secured as part of the previous planning

permission will still form part of the scheme and will mitigate the visual impacts of the development, particularly in the long term as this landscaping matures.

With regard to visual impacts and the effect on key views, the LVIA addendum provides an updated assessment relating to the proposed increase in height. Objections to the current application predominantly relate to visual impacts and specifically the impact that the building will have on views from the existing highway picnic area adjacent the south-eastern corner of the site – this translates to viewpoint 3 in the LVIA addendum visual impact assessment. As with landscape impact above, the LVIA addendum concludes that, whilst there will be a noticeable impact from the proposed increase in height, this will not be so severe as to result in any change in the assessed magnitude of impact previously identified and considered as part of the extant planning permission.

The viewpoints most affected by the increase in height will be the picnic area already referred to and views from the A1077 to the south of the site. The land slopes away from south to north and the previous permission saw the manufacturing building have a ridge height of 22 metres above Ordnance Datum (AOD), similar to the level of the A1077 to the south, which varies from 21 metres AOD to 22.9 metres AOD. The proposed increase in height would result in a ridge height of 25.8 metres AOD and as such the building will sit higher than the surface of the highway. However, it should be noted that there will be a significant separation distance between the building and the highway, with the access and parking facilities sitting between them as well as existing and proposed landscaping. A line of hedging and trees runs along the southern boundary of the site at present and the approved landscaping scheme proposes further landscaping between the building and the A1077. The site section drawings submitted as part of the application illustrate the relationship between the building and the A1077 and demonstrate that, whilst the building will have a higher ridge line (by approximately 4–5 metres) than the highway, the separation distance and presence of landscaping, both along the southern site boundary and within the site itself, will mitigate the visual impact to road users.

The picnic area adjacent to the south-east corner of the site has a mature band of trees running along its northern edge (the southern boundary of the application site). Nonetheless, intermittent views are afforded through these trees towards the Humber Estuary to the north and it is the potential impact upon these views that has generated objection from the town council and a local resident. Whilst the extant scheme has a lower ridge height, similar to the level of the picnic area, given its size and scale, it was previously assessed to have a major–moderate adverse impact upon views from the picnic area in the short term (year 1), which would reduce to a moderate adverse impact once the proposed landscaping scheme has matured (year 15). Therefore, an adverse impact was identified as part of the consented scheme, but this was considered to be mitigated to an acceptable degree through the site design and robust scheme of landscaping. The LVIA addendum submitted as part of the current application re-assesses the impact upon this viewpoint in light of the proposed increase in building height. It concludes that the increase in height will be noticeable from this location, raising the manufacturing unit higher into the view line. As such, the adverse impact previously identified will remain and will be made worse; however, it is not considered that the magnitude of the impact will increase and this is assessed to remain major–moderate adverse in the short term, reducing to moderate adverse once the landscaping scheme has matured. The 3.5 metre increase in height is not significant when considered in the context of the size and scale of the consented scheme as a whole. With regard to landscaping, the proposed band of mature trees along the southern boundary of the site will be retained and a double-row of new specimen trees is to be planted a short distance to the north of this boundary, between the picnic area and the building. The

mitigation offered by the existing and proposed landscaping will help to screen the development and soften its appearance; however, the building will remain in view through gaps between the planting (as with the currently consented scheme).

No significant additional impact has been identified from the other viewpoints considered as part of the assessment and the magnitude of any impacts from these viewpoints remains unaltered from the previous assessment.

The proposed increase in the height of the building will be noticeable, particularly from viewpoints immediately adjacent to the site. However, the existing mitigation embedded into the scheme with regard to the building being set down within the landscape and screened/softened by a robust landscaping scheme are still considered to effectively mitigate the visual impacts arising out of the development as amended. The building will be more visible, particularly in the short term, whilst new landscaping matures but this increase in visibility is not considered to have a significant adverse impact above and beyond that identified as part of the previous approval. Furthermore, the proposed increase in height of 3.5 metres has to be considered in the context of the consented development as a whole, which is of considerable size and massing, as well as that on the adjacent, existing Wren Kitchens site. In this context the increase in height is not considered to be significant and any additional landscape/visual impacts identified, subject to the mitigation referred to above, are not at a level that would warrant refusal. Therefore, the proposed development, as set out in the submitted details, is considered to accord with policies DS1, RD2 and LC7 of the NLLP with regard to its effect on landscape and visual impact.

## **Air quality**

The most relevant extant development plan policies against which to assess the proposed development's effect upon air quality are policy DS1 of the NLLP, which requires that development proposals do not result in pollution of air, water or land; policy DS11 of the NLLP, which seeks to prevent development that would result in dangerous levels of polluting emissions; and policy CS18 of the North Lincolnshire Core Strategy (NLCS), which seeks to protect people and the environment from unsafe, unhealthy and polluted environments, by protecting and improving the quality of the air, land and water.

An assessment of the effects of the previously consented development in respect of air quality was set out in the Air Quality Assessment (AQA) (June 2019) submitted as part of PA/2019/1147. This assessment considered the potential impacts on both human receptors and ecological receptors. An updated Air Quality Assessment (February 2020) has been submitted in support of the current application to assess the impact of the proposed increase in building height upon air quality. In particular this assessment considers whether the increase in height will affect the dispersal of emissions from the consented abatement plant, which sits in close proximity to the building in question.

The dispersion model used to prepare the Original AQA has been amended to allow the impact of the change in building height to be quantified. A stack height assessment has been undertaken to determine whether the consented 23 metre stack height for the abatement plant results in adequate dispersion of pollutants given the proposed increase in building height.

The amended AQA concludes that the consented 23 metre stack height for the abatement plant remains appropriate and does not need to be increased as a result of the increase to the height of the manufacturing building. It also concludes that emissions from the

development will not breach Air Quality Assessment Levels with regard to human health and that the overall impact of emissions is 'negligible' at all human sensitive receptors. Finally, the assessment concludes that there will be no significant effect on protected species or habitats as a result of emissions from the development.

The council's Environmental Protection team has reviewed the amended AQA and has raised no concerns with the methodology or conclusions of this document. They note that the stack height for the abatement plant was secured by condition 17 of PA/2019/1147 and that this condition will be included should the current application be approved. On this basis they raise no objection to the proposed increase in building height on air quality grounds and make no further comments on the application.

For the reasons outlined above, it is considered that the assessment has shown that emissions would not have a significant impact on local air quality, the general population or ecology. As such there is no identified air quality constraint to the granting of planning permission. On this basis, the proposed development is considered to accord with policies DS1 and DS11 of the NLLP and CS18 of the NLCS with regard to air quality.

## **Noise**

The most relevant extant development plan policies against which to assess the proposed development's effect upon noise are policy DS1 of the NLLP, which requires that new developments do not result in unacceptable loss of amenity to neighbouring land uses and policy DS11 of the NLLP, which requires that developments do not create environmental conditions likely to affect nearby developments and adjacent areas.

An assessment of the effects of the previously consented development in respect of noise was set out in the Noise Impact Assessment document (June 2019) submitted in support of PA/2019/1147. This document provided an assessment of compliance with the relevant standards at the nearest noise-sensitive receptors during the proposed operational hours. An addendum to the Noise Impact Assessment (March 2020) has been submitted as part of the current application. This addendum considers the potential noise impacts due to the proposed increase in height of the factory building.

It is noted that the proposed increase in height of the new building would not result in any changes to external plant or create any additional traffic movements within, or to and from, the site.

The addendum assessment uses the same methodology as the original noise impact assessment and demonstrates that the increase in height of the manufacturing building would only lead to minor changes to the predicted noise levels at the nearby noise-sensitive receptors assessed. The addendum confirms that the conclusion of the previous noise assessment remains unchanged, i.e. *'it is considered that the proposed development would be able to operate without adversely affecting nearby sensitive receptors in terms of acoustic impact.'*

The council's Environmental Protection team has reviewed the submitted addendum document and raises no concerns with the methodology or conclusions of the noise assessment. As such they make no further comments on the application.

Having due regard to the submission of expert consultants appointed in support of the application and the responses of the council's Environmental Protection officers, it is

considered that the proposed development accords with policies DS1 and DS11 of the NLLP with regard to protecting the amenity of surrounding land uses.

### **Other matters**

The previous planning permission (PA/2019/1147) to which this application relates was granted subject to a number of planning conditions and a Section 106 agreement to secure a commuted sum of £250,000 for the provision of highway improvements. A clause was included within the S106 agreement (clause 13) relating to amendments to the planning permission that reads as follows:

*'In the event that an application is made pursuant to Section 73 of the 1990 Act for an amendment to the planning permission and planning permission is granted in respect of that application...this Agreement shall apply to and remain in full force in respect of that new planning permission without the need for a further agreement to be entered into pursuant to Section 106 of the 1990 Act.'*

Therefore, there is no requirement for a new or amended S106 agreement to be agreed in respect of this Section 73 application and the existing Agreement will remain in force and the commuted sum described above will still be secured.

With regard to conditions, no specific amendments or new conditions have been identified as part of the assessment of this application other than the variation applied for. All other conditions will be re-attached should permission be granted. This ensures that all previously agreed mitigation by way of condition will be secured. The only exception to this is condition 1 as it is not possible to extend the life of a planning permission through a Section 73 application.

### **Conclusion**

Robust assessments of the potential additional impacts as a result of the proposed increase in building height have been submitted in support of this application. These assessments conclude that there will be no significantly different impacts as a result of the increase in height that would warrant the refusal of planning permission. The most noticeable impact resulting from the proposed amendment will be visual and in this regard it is considered that the mitigation measures embedded into the design of the scheme, in conjunction with the robust scheme of landscaping proposed, will mitigate these impacts to an acceptable level. The proposed development is considered to comply with the relevant local and national policies discussed within this report and as such is recommended for approval subject to conditions.

### **RECOMMENDATION      Grant permission subject to the following conditions:**

1.  
The development must be begun before 9 October 2022.

#### **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:

WREN-BED-ST-ZZ-DR-A-1000-P06-Site Location Plan  
WREN-BED-ST-ZZ-DR-A-1002-P05-Proposed Site Block Plan  
WREN-BED-ST-ZZ-DR-A-1003-P04-Proposed Production Facility Illustrative Site Plan  
WREN-BED-ST-ZZ-DR-A-1015-P04-Illustrative Site Section  
WREN-BED-ST-ZZ-DR-A-1016-P02-Proposed Fence Line Plan and Details  
WREN-BED-ST-ZZ-DR-A-1032-P03-Illustrative Wren Campus Plan  
WREN-BED-Z1-00-DR-A-1004-P04-Proposed Production Facility Ground Floor Plan  
WREN-BED-Z1-01-DR-A-1005-P04-Proposed Production Facility First Floor Plan  
WREN-BED-Z1-EL-DR-A-1010-P06-Proposed Production Facility GA Elevations  
WREN-BED-Z1-RF-DR-A-1006-P03-Proposed Facility Roof Plan  
WREN-BED-Z1-SE-DR-A-1012-P04-Production Facility GA Sections  
WREN-BED-Z1-ZZ-DR-A-1030-P04-Proposed Visual Illustrations Sheet 1 of 2  
WREN-BED-Z1-ZZ-DR-A-1031-P02-Proposed Visual Illustrations Sheet 2 of 2  
WREN-BED-Z2-00-DR-A-1020-P02-Gatehouse GA Plan, Sections and Elevations  
WREN-BED-Z3-00-DR-A-1021-P01-Proposed Paint Store Plans, Elevations and Sections  
WREN-BED-Z3-00-DR-A-1022-P01-Proposed Paint Waste Store Plans, Elevations and Sections  
WREN-BED-ST-ZZ-SK-A-0026-P01-MSL Abatement Plan and Elevations  
WREN-BED-ST-ZZ-SK-A-0025-P01-ROC Abatement Plant Plan and Elevation  
GL1113 19A - Detailed Landscape Proposals Sheet 1  
GL1113 20A - Detailed Landscape Proposals Sheet 2  
GL1113 21 - Detailed Landscape Proposals Sheet 3  
GL1113 22 - Detailed Landscape Proposals Sheet 4.

#### Reason

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

3.

Unless otherwise agreed in writing by the local planning authority, the facing materials used in the construction of the hereby approved development shall be:

Trapezoidal Vertical Cladding Colour: RAL 5003  
Horizontal Cladding Colours: RAL 9006  
Horizontal Cladding Colours: RAL 5003  
Trapezoidal Profiled Roof Cladding Colour: Goosewing Grey  
Insulated Vertical Lift Dock Doors Colour: RAL 9006  
Insulated Roller Shutter Door Colour: RAL 9006  
Steel Doorset Colour: RAL 9006  
Glazed Doorset Colour: RAL 9006  
Double Glazed Windows Colour: RAL 9006  
Roof Terrace with Glazed Balustrade.

#### 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.

4.

Works, and biodiversity and landscape enhancements, shall be carried out strictly in accordance with the submitted Biodiversity Enhancement Plan ref 8292.BEP.vf, dated June 2019, and the submitted drawings numbered GL1113 19A, GL1113 20A, GL1113 21 and

GL1113 22. The management prescriptions set out in section 3 of the Biodiversity Enhancement Plan shall be carried out in their entirety in accordance with the timescales set out therein. Prior to the operation of the approved building, the applicant or their successor in title shall submit a report to the local planning authority, providing evidence of compliance with the Biodiversity Enhancement Plan. All biodiversity and landscaping features shall be retained thereafter.

#### Reason

To conserve and enhance biodiversity and the landscape in accordance with policies CS5, CS16 and CS17 of the Core Strategy and saved policies LC5 and LC7 of the North Lincolnshire Local Plan.

#### 5.

Unless otherwise agreed in writing by the local planning authority, the drainage scheme shall be implemented in accordance with the following approved details:

WREN-BED-EX-XX-RP-C-0001-P05-Drainage Design Philosophy dated 10-09-2019

WREN-BED-EX-ZZ-DR-C-0300-P08-Drainage Layout - Sheet 1 of 2 dated 10-09-2019

WREN-BED-EX-ZZ-DR-C-0301-P07-Drainage Layout - Sheet 2 of 2 dated 10-09-2019

WREN-BED-EX-ZZ-DR-C-0307-P01-Blow Well Locations dated 10-09-2019

WREN-BED-EX-ZZ-DR-C-0308-P01-Existing Site Foul Water Drainage dated 10-09-2019.

The approved drainage scheme shall be completed prior to the first operation of the building, and thereafter retained and maintained in accordance with the scheme for the life of the development unless otherwise agreed in writing with the local planning authority.

#### Reason

To prevent the increased risk of flooding to themselves and others, to improve and protect water quality, and to ensure the implementation, and future adoption and maintenance, of the sustainable drainage features in accordance with policy DS16 of the North Lincolnshire Local Plan, and policies CS18 and CS19 of the North Lincolnshire Core Strategy.

#### 6.

Prior to the first operation of the building, a contingency plan for the site to address any potential breach failure emanating from springs on the site shall be submitted to and approved in writing by the local planning authority. The approved contingency plan shall be thereafter retained and maintained for the life of the development unless otherwise agreed in writing with the local planning authority.

#### Reason

To prevent the increased risk of flooding to themselves and others, to improve and protect water quality, and to ensure the implementation, and future adoption and maintenance, of the sustainable drainage features in accordance with policy DS16 of the North Lincolnshire Local Plan, and policies CS18 and CS19 of the North Lincolnshire Core Strategy.

#### 7.

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) July 2019, Final report v1.1, compiled by Weetwood.

#### Reason

To reduce the risk of flooding to the proposed development and future occupants.

8.

The access into the site shall be constructed in accordance with the following approved details unless otherwise agreed in writing by the local planning authority:

Dwg 17-248-TR-003 Proposed Ghost Island Junction by Bryan G Hall dated 3/06/2019.

The proposed new vehicular access to the site shall not be brought into use until the approved highway works (including the provision of the approved visibility splays) have been completed in accordance with the approved details. Once provided the visibility splays shall be retained.

Reason

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

9.

The development shall not be brought into use until:

- the new internal access road has been completed to at least base course level from its junction with the adopted highway;
- the access roads to the service and staff parking areas have been provided;
- the loading, off-loading and turning areas for all vehicles have been provided; and
- the parking spaces and access aisles (including surface markings) have been provided.

Reason

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

10.

Within six months of the first operation of the building, a detailed travel plan shall be submitted to and approved in writing by the local planning authority. The detailed travel plan shall be based on the submitted Framework Travel Plan with Appendices 17-248-003.02 dated 28-06-2019 and shall include details of:

- (a) travel plan co-ordinator, including name, contact details, job description, weekly hours and annual budget for implementation, promotion, publicity and monitoring;
- (b) details of how sustainable travel such as walking, cycling and public transport will be promoted; and
- (c) a monitoring strategy.

All conditions and requirements of the travel plan, once approved, shall be implemented and retained at all times, unless otherwise approved in writing with the local planning authority.

Reason

To ensure that the proposed development operates in a safe and sustainable manner with minimal disruption to the highway network.

11.

The travel plan, once approved and in place, shall be subject to monitoring on an annual basis for a period of three years from the approval date. The monitoring report on the impact of the travel plan shall be submitted to the local planning authority on the first of January each year following the first operation of the building. All amendments to the approved travel plan identified as a result of the monitoring process shall be implemented and retained.

Reason

To ensure that the proposed development operates in a safe and sustainable manner with minimal disruption to the highway network.

12.

Construction works shall be carried out strictly in accordance with the submitted Environmental Management Plan T19022 Rev A 19-09-2019, unless otherwise agreed in writing with the local planning authority.

Reason

To protect the amenity of neighbouring properties in accordance with policy DS1 of the North Lincolnshire Local Plan.

13.

Development shall take place in accordance with the archaeological mitigation strategy set out in the Written Scheme of Investigation – Archaeological Excavation, Prospect Archaeology, v2 September 2019, and Wren Kitchens Factory Extension, Barton upon Humber, North Lincolnshire Written Scheme of Investigation; and Written Scheme of Investigation – Archaeological Watching Brief, Prospect Archaeology, September 2019 and the approved details and timings.

Reason

To comply with paragraph 199 of the National Planning Policy Framework, policy CS6 of the Core Strategy and policy HE9 of the North Lincolnshire Local Plan because the site contains archaeologically significant remains that the development would otherwise destroy. The archaeological mitigation strategy is required in order to preserve archaeological evidence by means of a comprehensive record and creation of a permanent archive, to advance public understanding.

14.

The development shall not be occupied until the site investigation and post excavation assessment has been completed in accordance with the programme set out in the approved archaeological mitigation strategy, and provision secured for the subsequent analysis, publication and dissemination of archive deposition, to be approved by the local planning authority.

Reason

To comply with paragraph 199 of the National Planning Policy Framework, policy CS6 of the Core Strategy and policy HE9 of the North Lincolnshire Local Plan because details

pursuant to the post-excavation assessment are required to ensure satisfactory provision and the timely undertaking of the final stages of the approved archaeological mitigation strategy.

15.

A copy of any analysis, reporting, publication or archiving required as part of the archaeological mitigation strategy shall be deposited at the North Lincolnshire Historic Environment Record within one year of commencement of the archaeological programme of work or such other period as may be agreed in writing by the local planning authority.

Reason

To comply with paragraph 199 of the National Planning Policy Framework, policy CS6 of the Core Strategy and policy HE9 of the North Lincolnshire Local Plan and place the results of the archaeological mitigation strategy in the public domain in a timely fashion within an agreed timetable.

16.

Prior to the first operation of the building, renewable energy production equipment to provide a minimum of 20% of the building's total predicted energy requirements shall be installed and operational in accordance with the scheme set out in the Energy Assessment Report produced by Stroma Built Environment dated 28/06/2019.

Reason

To ensure compliance with the provisions of policy CS18 of the North Lincolnshire Core Strategy.

17.

Prior to the first operation of the completed building further details of the regenerative thermal oxidisers and zeolite concentrator serving the development shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include the location, layout (including design drawings) and manufacturers specification including the make and model of plant. The agreed regenerative thermal oxidisers and zeolite concentrator shall be installed prior to commencement of the use of this development and shall be retained thereafter.

The two stacks serving the regenerative thermal oxidisers shall terminate at a minimum height of 23m above ground level. Details of any changes proposed to the stacks shall be submitted to and approved in writing by the local planning authority prior to implementation.

Reason

To ensure that the proposed development does not result in adverse environmental conditions likely to affect nearby developments and adjacent areas in accordance with policy DS11 of the North Lincolnshire Local Plan.

18.

The building shall not be brought into operation until a noise management plan has been submitted to and approved in writing by the local planning authority. The noise management plan shall include the following but not be limited to:

- details of vehicle movements on site;

- likely noise levels associated with the vehicle movements identified; and
- noise mitigation measures to be employed and the resulting predicted level of noise at sensitive locations in relation to vehicle movements.

The operation of vehicles on site shall take place in accordance with the approved noise management plan. No changes shall be made to the approved noise management plan unless agreed in writing by the local planning authority.

#### Reason

To ensure that the proposed development does not result in adverse environmental conditions likely to affect nearby developments and adjacent areas in accordance with policy DS11 of the North Lincolnshire Local Plan.

19.

The total cumulative rating level of the noise emitted from the facility shall not exceed existing background levels by more than 3dB at any residential property.

#### Reason

To protect residential amenity in accordance with policy DS1 of the North Lincolnshire Local Plan.

20.

No additional plant or stacks shall be installed on site until details have been submitted to and approved in writing by the local planning authority. The details shall include an assessment of likely impact of noise on residential amenity, specifying noise output and any mitigation measures necessary. All plant or stacks shall be installed and maintained in accordance with the details approved by the local planning authority.

#### Reason

To ensure that the proposed development does not result in adverse environmental conditions likely to affect nearby developments and adjacent areas in accordance with policy DS11 of the North Lincolnshire Local Plan.

21.

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.

22.

No external lighting shall be installed until the details have been submitted to and approved in writing by the local planning authority. The details shall include:

- identification of sensitive receptors likely to be impacted upon by light nuisance, with a determination of the proposed scheme's compliance with the design guidance in the Institution of Lighting Professionals Document: Guidance Notes for the Reduction of Obtrusive Light: <https://www.theilp.org.uk/documents/obtrusive-light/>;
- a lighting scheme which proposes methods of mitigation against potential light nuisance, including potential glare and light spill, on sensitive receptors.

Once approved the agreed lighting scheme shall be implemented and permanently retained. Any deviation from the agreed lighting scheme shall require approval in writing by the local planning authority.

#### Reason

To protect residential amenity and the character of the area in accordance with policies DS1 and RD2 of the North Lincolnshire Local Plan.

23.

Prior to the building being brought into operation, a scheme for the provision of electrical vehicle charging points shall be submitted to and approved in writing by the local planning authority. The scheme shall be designed to take account of good practice guidance as set out in the Institute of Air Quality Management Land Use Planning and Development Control: <http://www.iaqm.co.uk/text/guidance/air-quality-planning-guidance.pdf> and contemporaneous electrical standards, including Electrical Requirements of BS7671:2008 IET Code of Practice on Electrical Vehicle Charging Equipment installation 2012 ISBN 978-1-84919-515-7. The approved scheme shall be installed in full and retained in perpetuity thereafter.

#### Reason

To facilitate the uptake of low emission vehicles and reduce the emission impact of traffic arising from the development in line with the National Planning Policy Framework.

24.

Construction and site clearance operations shall be limited to the following days and hours:

- 8am to 6pm Monday to Friday

- 8am to 1pm on Saturdays.

No construction or site clearance operations shall take place on Sundays or public/bank holidays.

HGV movements shall not be permitted outside these hours during the construction and site clearance operations without prior written approval from the local planning authority.

Installation of equipment on site shall not be permitted outside these hours without prior written approval from the local planning authority.

#### Reason

To protect residential amenity in accordance with policy DS1 of the North Lincolnshire Local Plan.

### **Informative 1**

This application must be read in conjunction with the relevant Section 106 Agreement.

### **Informative 2**

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 3**

Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.

### **Informative 4**

Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087.

### **Informative 5**

The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact their Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

### **Informative 6**

Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team on 0345 606 6087.

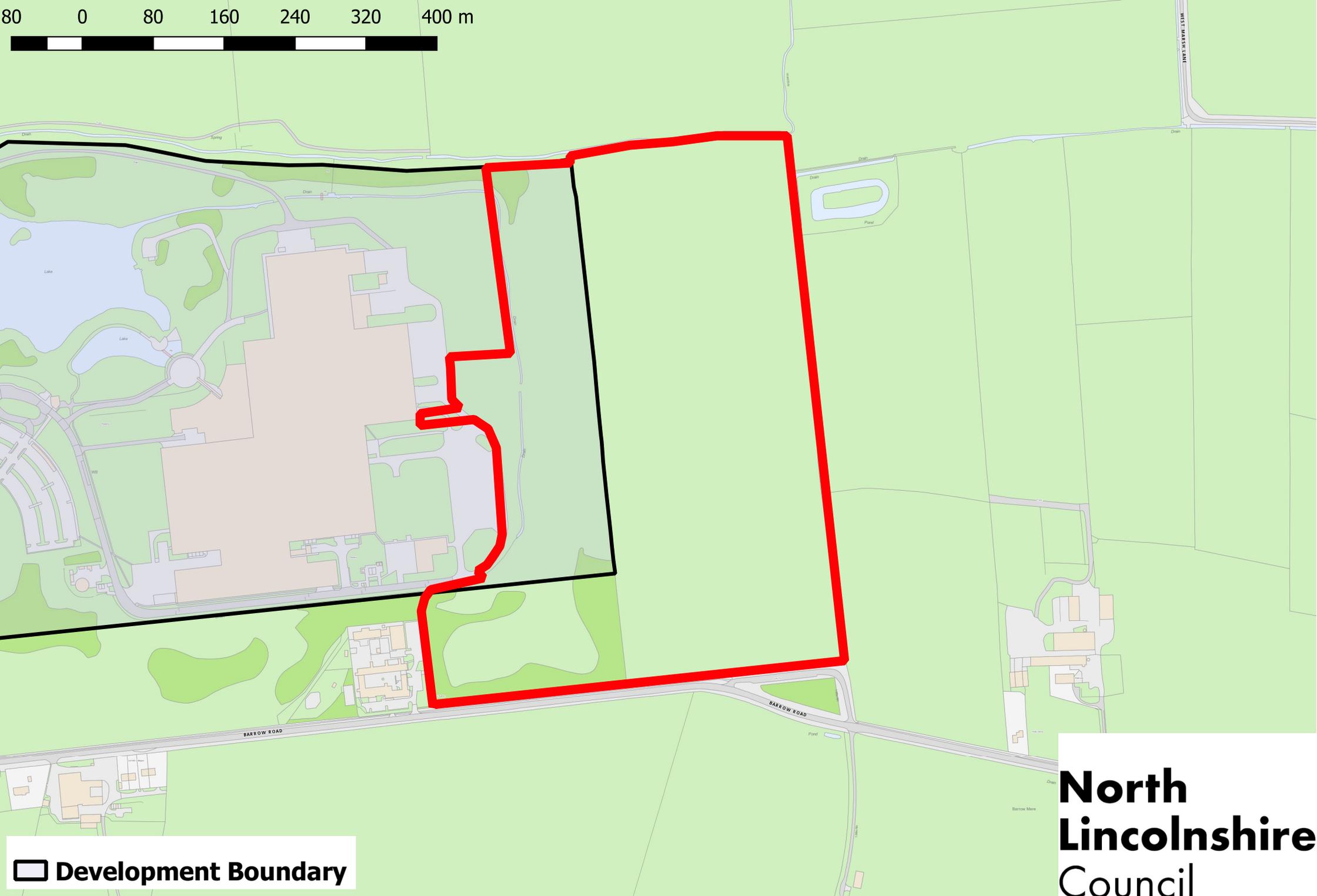
### **Informative 7**

Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.

**Informative 8**

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 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.

80 0 80 160 240 320 400 m



 **Development Boundary**

**PA/2020/460**

**North  
Lincolnshire  
Council**

# PA/2020/460 Visual illustrations

- NOTES:
1. If this drawing has been received electronically it is the recipient's responsibility to print the document to the correct scale.
  2. All dimensions are in millimetres unless stated otherwise. It is recommended that information is not scaled off this drawing.
  3. This drawing should be read in conjunction with all other relevant drawings and specifications.



Illustrative View 4 - View Looking NE from Car Park



Illustrative View 5 - Production Facility and Abatement Gantry View



Illustrative View 6 - Production Facility View

P02	EM	JAT	SJP	03/02/20		
Building height increased 3.5m as instructed						
P01	TR	SJP	SJP	27/06/19		
First issue						
Rev	Drawn By:	Checked By:	Approved By:	Date:		
Amendments						
Project: <b>Project Green</b>						
Title: <b>Proposed Visual Illustrations Sheet 2 of 2</b>						
Drawing Number:						
Project Code / Location:						
Project Code	Original Code	Job / Zone	Level	Type	Role	Number
WREN	BED	Z1	ZZ	DR	A	1031
Rev Description:		Status Code:	Model Ref:	Rev No:		
Preliminary		S0	0002	P02		
Scale:	Sheet:	Discipline:	BED Project Number:			
NTS	A1	Architectural	NWK 190012			
Client:						



**NOTES:**

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2. All dimensions are in millimetres unless stated otherwise. It is recommended that information is not scaled off this drawing.
3. This drawing should be read in conjunction with all other relevant drawings and specifications.

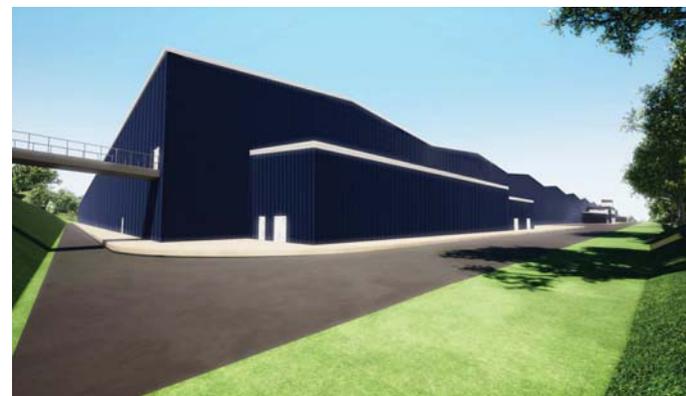
Note:  
 The visual illustrations shown are for indicative purposes only and represent a superseded scheme, however, they are a good characterisation of the development proposed.



Illustrative View 1 - View Looking NE



Illustrative View 2 - Yard Area



Illustrative View 3 - Production Facility View

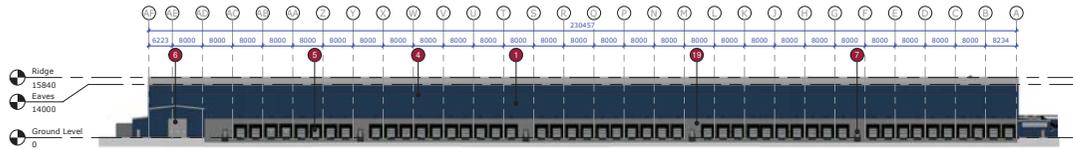
PD4	EM	JAT	SJP	03/02/20		
Building height increased 3.5m as instructed						
P03	TR	RB	SJP	27/06/19		
Images updated for planning						
P02	EM	RB	SJP	15/05/19		
Image 4 removed						
P01	EM	RB	SJP	14/05/19		
First issue						
Rev	Drawn By:	Checked By:	Approved By:	Date:		
Amendments						
Project: Project Green						
Title: Proposed Visual Illustrations Sheet 1 of 2						
Drawing Number:						
Identifications / Location:			Sheet Number:			
Project Code	Original	Sub / Zone	Level	Type	Role	Number
WREN	BED	Z1	ZZ	DR	A	1030
Rev Description:	Status Code:	Model Ref:	Rev No:			
Preliminary	S0	0002	P04			
Scale:	Sheet:	Discipline:	BED Project Number:			
NTS	A1	Architecture	NWK 190012			
Client:						



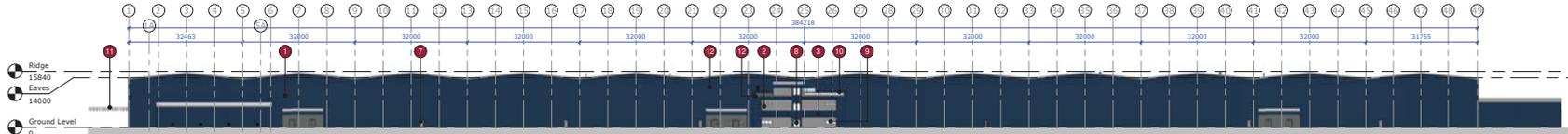
# PA/2020/460 Proposed elevations (not to scale)

**NOTES:**

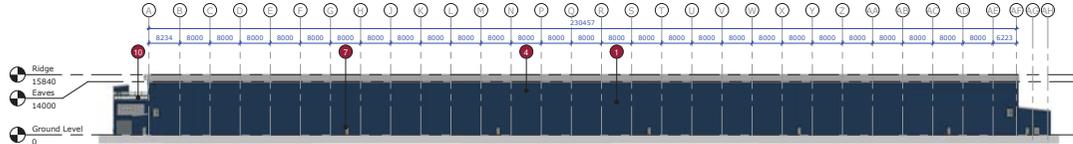
- If this drawing has been received electronically it is the recipient's responsibility to print the document to the correct scale.
- All dimensions are in millimetres unless stated otherwise. It is recommended that information is not scaled off this drawing.
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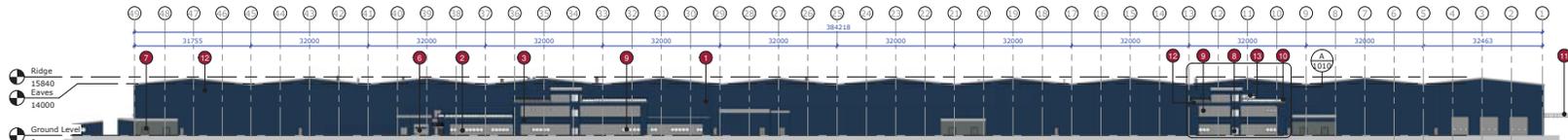
**North Elevation**  
1 : 500



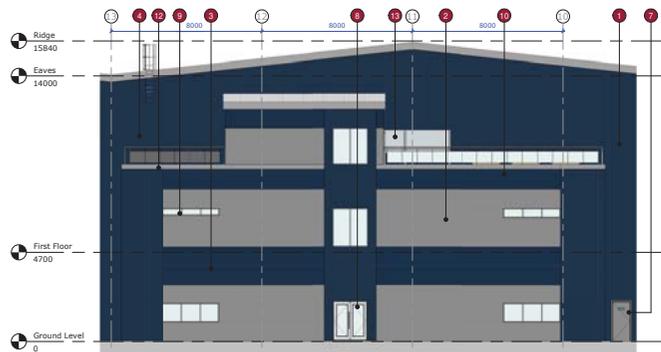
**East Elevation**  
1 : 500



**South Elevation**  
1 : 500



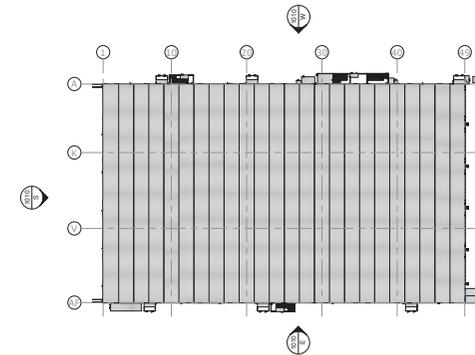
**West Elevation**  
1 : 500



**Callout A - Typical Amenities Block Elevation**  
1 : 100

**Key:**

- 1 Trapezoidal Vertical Cladding Colour: RAL 5003
- 2 Horizontal Cladding Colour: RAL 9006
- 3 Horizontal Cladding Colour: RAL 5003
- 4 Trapezoidal Pruffed Roof Cladding Colour: Gossewing Grey
- 5 Insulated Vertical Lift Dock Doors Colour: RAL 9006
- 6 Insulated Roller Shutter Door Colour: RAL 9006
- 7 Steel Doorset Colour: RAL 9006
- 8 Glazed Doorset Colour: RAL 9006
- 9 Double glazed windows Colour: RAL 9006
- 10 Roof terrace with glazed balustrade
- 11 Link bridge to carpark
- 12 Roof flashing Colour: RAL 9006
- 13 Windbreak screen panel
- 14 Solid panel polyester powder coated balustrade
- 15 Internal White Wall Cladding
- 16 Ramp
- 17 Louvre Colour: RAL 5003
- 18 200mm high concrete bund to perimeter
- 19 Precast concrete prowall



**Building Plan**  
1 : 2000



PK6	RM	RB	SP	27/01/20
Erection schedule to 3.2.5m clear internal to meet institutional standards				
PK5	RM	RB	SP	30/09/19
Fire rated and concrete prowall added around dock doors				
PK4	RM	RB	SP	10/07/19
Door materials updated				
PK3	RM	RB	SP	27/06/19
American blocks A & B moved down 8m, pro wall removed from around dock doors				
PK2	RM	RB	SP	18/06/19
Additional 12m bay added, amenities blocks updated				
PK1	RM	RB	SP	14/05/19
Final issue				
Rev	Drawn By	Checked By	Approved By	Date
Amendments				

Project: **Project Green**

Title: **Production Facility GA Elevations**

Client	WREN	BED	Z1	EL	DR	A	1010
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Rev: Preliminary Issue Code: 50 Issue Ref: 0002 Rev No: P06

Scale: 1:500 Client: AG Discipline: Architecture Project Name: WNW 190012

**wren KITCHENS**

**BE**

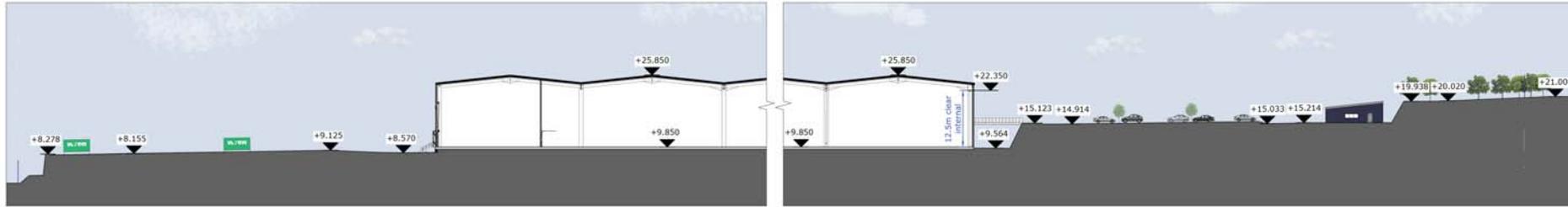
# PA/2020/460 Illustrative site section (not to scale)

**NOTES:**

1. If this drawing has been received electronically it is the recipient's responsibility to print the document to the correct scale.
2. All dimensions are in millimetres unless stated otherwise. It is recommended that information is not scaled off this drawing.
3. This drawing should be read in conjunction with all other relevant drawings and specifications.
4. Levels stated on this drawing are indicative and subject to minor change.



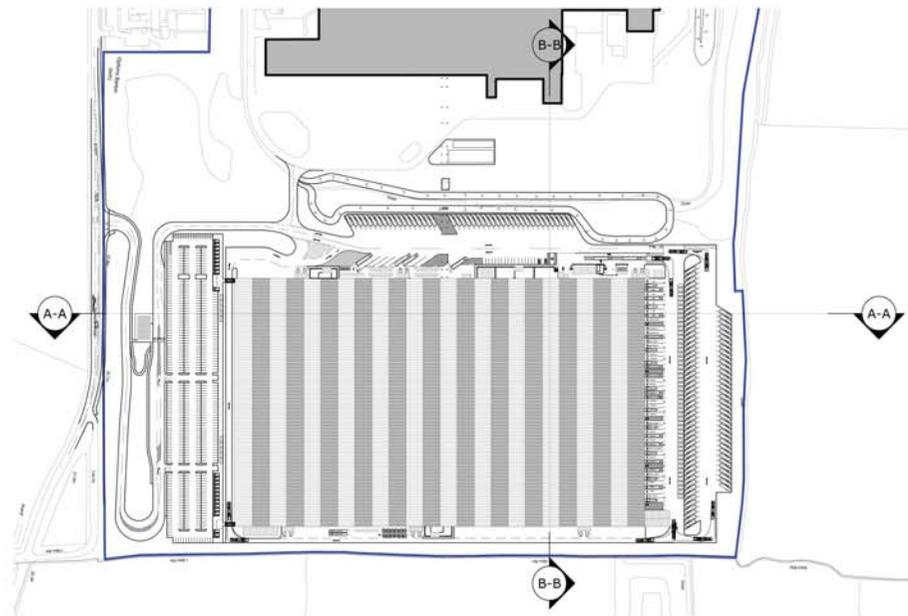
Key	
	- Site Ownership Boundary



Section A-A  
(Scale 1:500)



Section B-B  
(Scale 1:500)



Site Plan  
(Scale 1:2500)



P04	EM	SJP	SJP	30/01/20
Warehouse updated to 12.5m clear internal to meet institutional standards				
P03	TR	RB	SJP	27/06/19
Site boundary key updated				
P02	TR	RB	SJP	24/06/19
Level information updated				
P01	TR	RB	SJP	18/06/19
First issue				

Rev	Drawn By:	Checked By:	Approved By:	Date:
Amendments				

Project: <b>Project Green</b>				
Title: <b>Illustrative Site Section</b>				
Drawing Number:				
WREN	BED	ST	SE	DR A 1015

Rev Description:	Matlab Code:	Model Ref:	Rev No:
Preliminary	S2	N/A	P04
Scale:	Sheet:	Discipline:	BE0 Project Number:
1:500	A1	Architectural	NWK 190012

