

LINCOLNSHIRE COUNTY COUNCIL'S RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

District: East Lindsey District Council

Application number: N/105/01410/23

Application Type: Full - Major

Proposal: Planning Permission - Demolition of existing foodstore and former garage building

Location: Morrisons Supermarket, 156-158 Eastgate, Louth, LN11 9AB

Response Date: 26 February 2024

This report includes the Substantive response of the Local Highway and Lead Local Flood Authority to a planning consultation received under the Development Management Order and includes details of any planning conditions or informatives that should be attached in the event that permission is granted and any obligations to be secured by way of a S106 agreement.

General Information and Advice

Please note that although the Definitive Map and Statement proves the existence of any recorded rights of way, there may be further or higher rights that are not shown on this document that the County Council is not currently aware of. This would be especially relevant where the public has had informal access to the site or where there are references to routes across this in maps or other historic documents. As the County Council has received no application to recognise further rights of way affecting the site, no more informed guidance can be offered at this stage.

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Highway and Lead Local Flood Authority Report

Substantive Response provided in accordance with article 22(5) of The Town and Country Planning (Development Management Procedure) (England) Order 2015:

Recommendation:

Approve with conditions and subject to approval of N/105/01409/23

Introduction/Site Location

The proposal is for the demolition of the existing foodstore. The site comprises of the Morrisons store and car park, leasehold car park, former bus depot, 160 Eastgate, the former garage and brownfield land.

The site is bounded to the north by Eastgate and the residential properties alongside. To the east by the residences on Priory Road. To the south is Monks Dyke Road on which are located a small number of residences and Kingdom Hall of Jehovah's Witnesses, with Louth Academy Upper Campus across the road. The western boundary is defined by Albion Place, and the gardens of Windsor, Betts and Church Cottage Mews.

Existing Conditions

The site is currently accessed from Monks Dyke Road with a pedestrian access from Eastgate. Immediately fronting the store on East gate is a three-arm mini roundabout providing access through Eastgate and Ramsgate. The car park is to the rear from Monks Dyke Road. Monks Dyke Road is a single carriageway road which lies on an east to west alignment. Monks Dyke Road is subject to a 30mph speed limit and is street lit. In the vicinity of Orme Lane, Monks Dyke Road has a carriageway width of some 6.0 metres and is bordered by footways to the north and south.

Highway safety

There are no recorded personal injury accidents in the immediate vicinity on Eastgate and Monks Dyke Road.

Site Layout

This application is solely for the demolition of the site therefore layout is not a requirement.

Flood Risk and Drainage

The Environment Agency's Flood Risk Map for Planning indicates that the site is in Flood Zone1 – Low Risk of Flooding and should not experience river or sea flooding during events up to the 0.1% AEP (1 in 1000yr). The site is considered to be at LOW risk of fluvial flooding. Subject to suitable levels and drainage design, the site is considered to be at LOW risk of pluvial and sewer flooding.

The Long Term Flood Risk Map indicates surface water flooding affecting Church Street and Eastgate with some minor pluvial flooding occurring to a low lying area at the rear of the existing store and parts of Orme Lane. Due to the sites elevated position, the flood risk from surface water (pluvial) flooding is considered Low.

A strategy is required stating how surface water run off on and from the development will be managed during construction/demolition and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (temporary or permanent) connect to an outfall (temporary or permanent) during construction.

Planning Conditions:

In the event that permission is to be given, the following planning conditions should be attached:

Highway Condition 00

The development hereby permitted shall be undertaken in accordance with a Construction Management Plan and Method Statement that shall first be approved in writing by the Local Planning Authority. The Plan and Statement shall indicate measures to mitigate the adverse impacts of vehicle activity and the means to manage the drainage of the site during the construction stage of the permitted development. It shall include;

- * details of how the existing store will continue to operate safely whilst demolition and construction works are ongoing.
- the on-site parking of all vehicles of site operatives and visitors;
- the on-site loading and unloading of all plant and materials;
- the on-site storage of all plant and materials used in constructing the development;
- wheel washing facilities;
- the routes of construction/demolition traffic to and from the site including any off-site routes for the disposal of excavated material and;
- strategy stating how surface water run off on and from the development will be managed during construction and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (temporary or permanent) connect to an outfall (temporary or permanent) during construction/demolition.

Reason: In the interests of the safety and free passage of those using the adjacent public highway and to ensure that the permitted development is adequately drained without

creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development during construction.

Informatives

Highway Informative 02

In accordance with Section 59 of the Highways Act 1980, please be considerate of causing damage to the existing highway during construction and implement mitigation measures as necessary. Should extraordinary expenses be incurred by the Highway Authority in maintaining the highway by reason of damage caused by construction traffic, the Highway Authority may seek to recover these expenses from the developer.

Officer's Name: Samantha Legg

Officer's Title: Principal Development Management Officer

Date: 26 February 2024