

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

**District: Lincoln City Council**

**Application number: 2024/0084/CAC**

**Application Type: Full Major**

**Proposal: Demolition of former Co-op City Square Shopping Centre and all other structures within the site boundary, excluding the existing substation.**

**Location: Site bounded by Waterside South, Melville Street, Lincoln Central Car Park and Sincil Street**

**Response Date: 5 April 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: No Objections**

Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development would not be expected to have an unacceptable impact upon highway safety or a severe residual cumulative impact upon the local highway network or increase surface water flood risk and therefore does not wish to object to this planning application.

### **No objection subject to:**

- **Planning Conditions** as detailed below.

### **Comments:**

The application is for the demolition of former Co-Op Shopping Centre and all other structures within the site boundary, excluding the existing substation located in the Cornhill area of Lincoln which is currently undergoing redevelopment.

### **Existing Conditions**

The site has been vacant for some time in conjunction with the redevelopment of the Cornhill area but was previously used as a shopping centre and car park with access to the previous bus station.

### **Highway safety**

The site is located within the public highway and therefore a Construction Management Plan will be required to mitigate the risks of highway safety.

It's been confirmed that the footbridge will not be impacted by the proposals.

### **Highway capacity**

There will be no highway capacity issues associated with the application.

### **Flood Risk and Drainage**

The proposals will not increase surface water flood risk in the area. However temporary drainage should be considered within the construction management plan if required.

### **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;

- the phasing of the development to include access construction;
- 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 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.

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 08**

Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections, Section 50 licences and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works. For further guidance please visit the Highway Authority's website via the following link: Traffic Management - <https://www.lincolnshire.gov.uk/traffic-management>

**Officer's Name: Laura Rowett**

**Officer's Title: Senior Development Management Officer**

**Date: 5 April 2024**