

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

District: Lincoln City Council

Application number: 2024/0384/PSI

Application Type: Major

Proposal: Erection of building to create new endoscopy unit together with associated parking, landscaping and ancillary infrastructure

Location: Lincoln County Hospital, St Annes Road, Lincoln, Lincolnshire

Response Date: 25 July 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.

Introduction/Site Location

The site is located within the Lincoln Hospital campus and is accessed from an existing vehicle access off St Annes Road. The main operations of the proposal are currently carried out within the main campus and will be relocated to the purpose built development.

Existing Conditions

The site is currently an unused car park within the main hospital campus.

The proposal is for the relocation of existing operations within the main hospital campus. The site benefits from an existing vehicle access off St Anne's road which is in good condition, to serve the proposal. The site has good footway connections and public transport options. There is parking within the main hospital campus to accommodate the proposals.

Highway safety

The site has an existing access from St Anne's Road which is in good condition and is suitable to serve the proposal. The site is bound by footways which are in good condition. Therefore there will not be an unacceptable impact on highway safety.

Highway capacity

The proposal will result in no significant change in vehicular trips to the site due to the majority of operations already being carried out at the site, therefore this will not have an unacceptable impact on highway capacity in the area. The site will operate on an

appointment basis and therefore the levels of vehicle trips to the site will be managed this way.

Site Layout

The site will be built on a disused car park however the displaced parking will be replaced in various locations across the campus and overall provide an uplift in parking provision. The site is accessed from St Anne's Road, with an internal access from the campus. The site provides disabled parking bays and cycle stands to encourage sustainable travel to the site.

Flood Risk and Drainage

As Lead Local Flood Authority, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to Drainage on all Major Applications. This application will utilise infiltration and soakaways to manage surface water on the site and has proven good infiltration rates. Therefore the Lead Local Flood Authority does not consider that this proposal would increase flood risk in the immediate vicinity of the site.

Off-Site Improvements

The site would benefit from a tactile crossing point the junction of the site entrance and St Anne's Road to enhance pedestrian safety in the area.

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.

Highway Condition 21

No part of the development hereby permitted shall be occupied before the works to improve the public highway (by means of a tactile crossing point at the junction of the site entrance and St Anne's Road) have been certified complete by the Local Planning Authority.

Reason: To ensure the provision of safe and adequate means of access to the permitted development.

Highway Condition 12

Within seven days of the access being brought into use(in association with the proposal), the disused access onto St Anne's Road (to the north of the proposed access to be used) shall be permanently closed in accordance with details to be agreed in writing with the Local Planning Authority.

Reason: To reduce to a minimum, the number of individual access points to the proposal , in the interests of road safety.

Informatives

Highway Informative 07

The highway improvement works referred to in the above condition are required to be carried out by means of a legal agreement between the landowner and the County Council, as the Local Highway Authority.

For further guidance please visit our website; www.lincolnshire.gov.uk/highways-planning/works-existing-highway

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: 25 July 2024



Lincolnshire
FIRE & RESCUE

Fire and Police Headquarters
Deepdale Lane
Nettleham
Lincoln
LN2 2LT
Tel: 01522 555777
www.lincolnshire.gov.uk/lfr

My Ref: 235033632/LC
Your Ref: 2024/0384/FUL

Planning Authority
City of Lincoln Council
City Hall
Beaumont Fee
Lincoln
LN1 1DD

For the attention of Julie Mason

Sent by email to: developmentteam@lincoln.gov.uk

25 July 2024

Dear Madam,

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING CONSULTATION

DEVELOPMENT: ERECTION OF BUILDING TO CREATE NEW ENDOSCOPY UNIT TOGETHER WITH ASSOCIATED PARKING, LANDSCAPING AND ANCILLARY INFRASTRUCTURE

LOCATION: LINCOLN COUNTY HOSPITAL, ST ANNES ROAD, LINCOLN, LINCOLNSHIRE

I refer to the planning application reference 2024/0384/FUL. The Fire Authority object to the application on the grounds of access. It is opinion of the Fire Authority that in order to remove the objection the following measures are required.

ACCESS

Access to buildings for fire appliances and fire fighters must meet with the requirements specified in Building Regulations 2010 Part B5. Access roads should therefore have:

- Minimum 3.7m width between kerbs
- Minimum width of gateways 3.1m
- Minimum height clearance of 3.7m
- A turning circle, hammerhead or other turning point in a dead end access route that is more than 20m long.
- Minimum 16.8m turning circle between kerbs
- Minimum 19.2m turning circle between walls

These requirements may be satisfied with other equivalent standards relating to access for firefighting, in which case those standards should be quoted in correspondence.

Should you wish to discuss this matter, please do not hesitate to contact me on the telephone number below.

Yours faithfully,

Lee Coles

Fire Safety Inspector
Lincolnshire Fire and Rescue

Email: fire.safety@lincolnshire.gov.uk

Phone: 01522 553868

CC : HighwaysSUDsSupport@lincolnshire.gov.uk