

**THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL  
IMPACT ASSESSMENT) REGULATIONS 2017**

**ENVIRONMENTAL STATEMENT REGULATION 30**

PLANNING APPLICATION: N/127/00564/24

APPLICANT: Ivy Farm Ltd

PROPOSAL: Planning Permission - Erection of 2no. replacement poultry houses with associated control rooms, feed bins, water tank, gas tanks, hardstanding, dirty water tanks and drainage attenuation pond, on the site of existing poultry farm which is to be demolished.

LOCATION: THORESBY BRIDGE FARM, MARSHCHAPEL, DN36 5TY

In accordance with Regulation 30 of the above mentioned Regulations please note that the above mentioned application was determined as follows:

DATE OF DECISION: 09 December 2024

DECISION: Approve subject to conditions:

1. The development hereby permitted shall begin not later than 3 years from the date of this decision.

Reason: As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved drawings

- Plan No. IP/CPL/01 Received by the LPA on 08/04/2024
- Plan No. IP/CPL/02 Received by the LPA on 08/04/2024
- Plan No. IP/CPL/03a Received by the LPA on 07/05/2024
- Plan No. IP/CPL/04 Received by the LPA on 08/04/2024
- Plan No. IP/CPL/05 Received by the LPA on 08/04/2024
- Plan No. IP/CPL/06 Received by the LPA on 08/04/2024

and any drawings approved subsequently in writing by the Local Planning Authority pursuant to any conditions on this decision letter.

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

3. The external materials to be used in the construction of buildings and hard surfaces shall be as specified on the Planning Application Forms and in the Design and Access Statement.

Reason: In the interests of the character and appearance of the development and the visual amenities of the area in which it is set. This condition is imposed in accordance with SP10 of the East Lindsey Local Plan and paragraph 135 of the National Planning Policy Framework.

4. Prior to the erection of either of the proposed poultry units above slab level, the written approval of the Local Planning Authority is required to a scheme of tree and hedge planting for the site indicating, inter alia, the number, species, heights on planting and positions of all the trees and hedges, together with details of post-planting maintenance. The scheme to be submitted must be based on the principles, opportunities and recommendations set out on pages 25-27 of the Preliminary Ecological Appraisal Dated: March 2024 produced by Craig Emms and Linda Barnett. Such scheme as is approved by the Local Planning Authority shall be carried out in its entirety before either of the new poultry units is brought into use. All trees and hedge plants shall be maintained by the owner or owners of the land on which they are situated for the lifetime of the poultry units and during that period all losses shall be made good as and when necessary.

Reason: To enable the development to integrate into the area in the interests of the character and visual amenities of the area and in the interests of enhancing the biodiversity on site. This condition is imposed in line with SP10 and SP24 of the East Lindsey Local Plan.

5. Noise attenuators shall be fitted to all roof extract fans before the poultry units hereby approved are brought into use. The attenuators must achieve the minimum insertion losses set out in Table 2 on page 8 of the Noise Impact Assessment produced by Matrix Acoustic Design Consultants (report No. M2405/R01 dated the 15th March 2024). The attenuators shall thereafter be so maintained and retained.

Reason: In order to reduce noise impacts from the development in the interests of the residential amenities of those living in the area. This condition is imposed in accordance with SP10 of the East Lindsey Local Plan and paragraphs 135 and 189 of the National Planning Policy Framework.

6. The poultry units hereby approved shall not be brought into use until a 2 metre high brick wall has been erected along the north-eastern boundary of the approved concrete apron as shown on Figure 7 of the Noise Impact Assessment produced by Matrix Acoustic Design Consultants (report No. M2405/R01 dated the 15th March 2024). The wall shall be constructed in red bricks that have first been approved in writing by the Local Planning Authority. The wall shall thereafter be so retained and maintained.

Reason: In order to reduce noise impacts from the development in the interests of the residential amenities of those living in the area and in the interests of the visual amenities of the area. This condition is imposed in accordance with SP10 of the East Lindsey Local Plan and paragraphs 135 and 189 of the National Planning Policy Framework.

7. The development hereby approved shall be implemented in accordance with the surface water drainage scheme contained within the Flood Risk and Drainage Assessment produced by Alan Wood and Partners (dated March 2024) and as shown on plan number AWP-ZZ-XX-DR-C-3300 contained with Appendix C and with approved plan number IP/CPL/06. The surface water drainage system shall be operated, maintained and managed in accordance with the approved details.

Reason: In the interests of the prevention of flooding having regard to SP17

of the East Lindsey Local Plan.

8. All waste/wash water from the external concrete paved area shall be discharged directly to an appropriately sized sealed storage tank during cleaning operations in accordance with the details set out within the Flood Risk and Drainage Assessment produced by Alan Wood and Partners dated March 2024. The foul water disposal system shall be maintained and managed in accordance with the details set out at Table 10 within the same document.

Reason: In the interests of the prevention of pollution having regard to paragraph 189 of the National Planning Policy Framework.

9. The development shall be carried out in accordance with the submitted Flood Risk and Drainage Assessment dated March 2024 produced by Alan Wood and Partners and the following mitigation measures it details:
  - Finished floor levels to be set no lower than 2.16m above Ordnance Datum OD(N)
  - All electrical apparatus or other flood sensitive equipment should be elevated to a minimum height of 600mm above floor level in order to prevent damage occurring should flood waters enter the buildings. All cables should be routed at high level with vertical drops to the fittings.

These mitigation measures shall be fully implemented prior to the poultry units being brought into use and they shall be so maintained throughout the lifetime of the development.

Reason: To reduce the risk of harm to the proposed development from flooding in accordance with Policy SP17 of the East Lindsey Local Plan.

10. Before the development hereby approved is brought into use, a Flood Warning and Evacuation Plan must be submitted to and approved in writing by the Local Planning Authority. The approved Flood Warning and Evacuation Plan must be made available to view in the control room and adhered to at all times.

Reason: To minimise the harm from flooding having regard to the site's location in a coastal flood zone, in accordance with Policy SP17 of the East Lindsey Local Plan.

11. The development hereby approved shall be undertaken in accordance with the mitigation measures and recommendations outlined in the Preliminary Ecological Appraisal prepared by Craig Emms and Dr Linda Barnett dated March 2024. These works shall be undertaken as part of the construction and operation of the approved development as detailed below;
  - The precautionary working method statement detailed through sub-sections 1-8 on pages 26 and 27 shall be included in tool box talks and shall be followed during the construction phase of the development.

- Operations that may disturb nesting habitat should take place outside the main nesting season (March to the end of September inclusive). If this is unavoidable a pre-clearance inspection by a suitably experienced ornithologist will be required immediately prior to construction works with exclusion zones being set up where required.
- Four bat roosting boxes of mixed designs should be erected within the site before the development is brought into use in accordance with details of design, siting and location which have first been agreed in writing with the Local Planning Authority.

Reason: In the interests of the prevention of harm to protected species during construction works and the provision of ecological enhancements. This condition is imposed in accordance with SP24 in the East Lindsey Local Plan.

The documents can be inspected free of charge during the working hours of 8.45a.m - 5.00p.m. Monday - Friday at the Planning Department, East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs. LN9 6PH

25/12/2024