

Ref: TP/6080(09September22)Representation

Planning Inspectorate
Temple Quay House
2 The Square Temple Quay
Bristol
BS1 6PN



09 September 2022

Dear Sir/Madam

WRITTEN REPRESENTATION IN RESPONSE TO NORTH LINCOLNSHIRE GREEN ENERGY PARK CONSULTATION - PLANNING INSPECTORATE REFERENCE: EN010116

GLEESON REGENERATION LTD

We act on behalf of our client, Gleeson Regeneration Ltd ('Gleeson'), who were recently invited to respond to the North Lincolnshire Green Energy Park Consultation.

We understand that 'The North Lincolnshire Green Energy Park' (NLGEP) ("the Project"), located at Flixborough, North Lincolnshire, is a Nationally Significant Infrastructure Project (NSIP) that is seeking consent for an Energy Recovery Facility (ERF) capable of converting up to 760,000 tonnes of non-recyclable waste into 95 MW of electricity.

Gleeson acquired full planning permission on 30 June 2021 under application reference PA/2020/2049, for the construction of 158 two, three and four-bedroomed, 2 storey traditional residential homes with associated garages and access infrastructure on land to the south of Phoenix Parkway, Scunthorpe, DN15 8NH (please see Location Plan and Site Layout Plan at Appendix 1). This development is located adjacent to the Northern District Heat and Private Wire Network (DHPWN) element of the wider DCO application.

Construction of the Gleeson development has commenced and the first completed home is expected to be available for occupation in February 2023. The development is forecast to be fully completed during the financial year ending March 2027.

Gleeson does not object to the principle of the proposed Development Control Order (DCO) for the North Lincolnshire Green Energy Park. However, our client would like to raise a number of points to protect the Company's interests during the construction of the Phoenix Parkway development and to safeguard the amenity and convenience of customers who will ultimately occupy the new homes.

In this context Gleeson's main points of concern about the DHPWN element of the wider DCO application are as follows:

- Vehicular access to the Gleeson site must be maintained at all times to avoid disruption to the site construction programme, and to avoid inconvenience to future occupiers of the new homes;
- There should be no severing of, or interruption to, services and drainage at the Gleeson site. Where works are taking place that could potentially have an impact on services and drainage Gleeson would expect to be consulted before such works commence in order that safeguards can be put in place;

- Our client would expect to be consulted about the details of any proposed ground engineering works and boundary treatment works where the DHPWN adjoins the Gleeson site;
- A Construction Method Statement should be provided by the Applicant detailing arrangements to avoid adverse amenity impacts in respect of noise, dust and air quality. Details of proposed construction hours and a Site Management contact should also be provided.

We thank you for the opportunity to submit comments in relation to the North Lincolnshire Green Energy Park Consultation. We would be grateful if you could confirm receipt of this submission and keep us informed about future developments with the DCO application.

Should you have any questions in relation to the contents of this submission, please contact Tom Procter or Mark Eagland at Peacock + Smith on 0113 243 1919 or [REDACTED] or [REDACTED]

Yours Sincerely,

[REDACTED]

PEACOCK + SMITH

Cc: M Smith, Gleeson Regeneration

ENC

Appendix 1

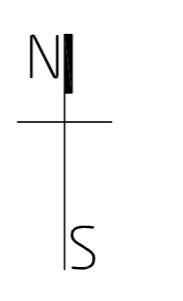
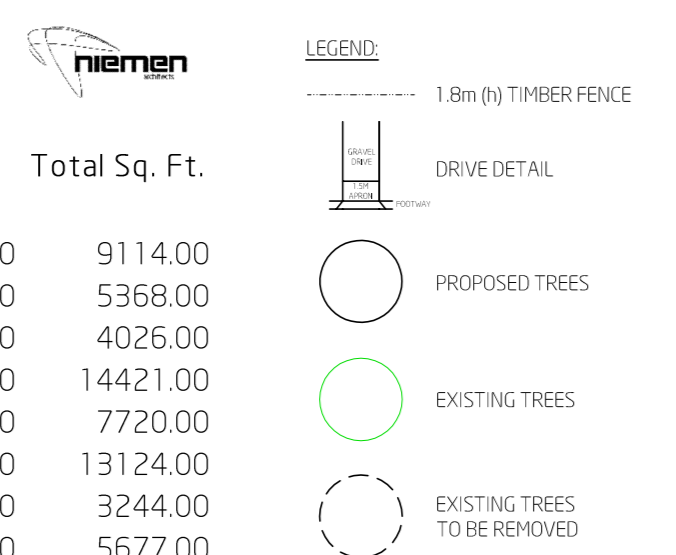
Approved Site Layout and Location Plan
PA/2020/2049

AMENDED



Schedule of Accommodation
To be read in conjunction with drawing no. 3026-1-001

Housetype	No. of Beds	Type	No. of Units	Percentage	Sq. Ft.	Total Sq. Ft.
201	2 Bedrooms	Semi-detached	14	8.86	651.00	9114.00
202	2 Bedrooms	Semi-detached	8	5.06	671.00	5368.00
212	2 Bedrooms	Semi-detached	6	3.80	671.00	4026.00
301	3 Bedrooms	Semi-detached	19	12.03	759.00	14421.00
303	3 Bedrooms	Semi-detached	10	6.33	772.00	7720.00
304	3 Bedrooms	Detached	17	10.76	772.00	13124.00
313	3 Bedrooms	Semi-detached	4	2.53	811.00	3244.00
314	3 Bedrooms	Detached	7	4.43	811.00	5677.00
315	3 Bedrooms	Detached	15	9.49	816.00	12240.00
337	3 Bedrooms	Detached	16	10.13	864.00	13824.00
340	3 Bedrooms	Semi-detached	15	9.49	839.00	12585.00
401	4 Bedrooms	Detached	12	7.59	1065.00	12792.00
403	4 Bedrooms	Detached	6	3.80	1048.00	6288.00
435	4 Bedrooms	Detached	9	5.70	1221.00	10989.00
Totals			158	100.00		131412.00

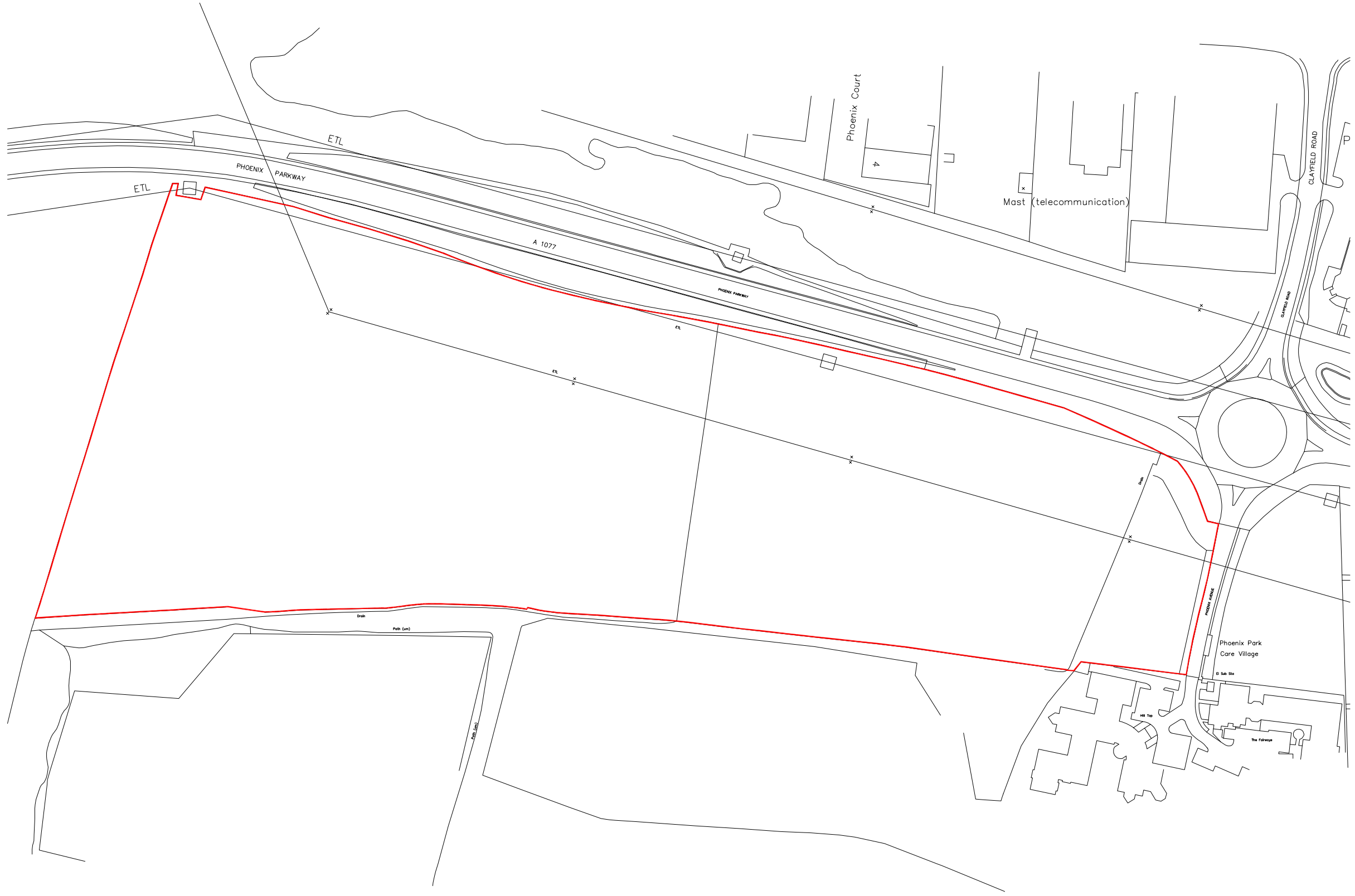
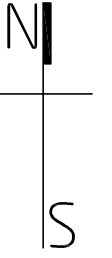


revision	date	content	initials
H	17.06.21	PLOTS 01-05 REVISED. 335 HT REPLACED WITH 340.	ED
G	16.06.21	PLOTS 01 & 146 REVISED.	ED
F	09.06.21	AMENDMENTS AS PER CLIENT'S REQUEST.	SN
E	24.05.21	FOOTPATH POSITION REVISED IN LINE WITH PO COMMENTS.	ED
D	19.05.21	PATHS AMENDED IN LINE WITH LANDSCAPE DESIGNERS COMMENTS.	ED
C	06.05.21	PATHS ADDED TO FRONTAGES.	ED
B	21.04.21	BASINS ADDED. ADDITIONAL LAND SHOWN TO SOUTH WITH NEW FOOTPATH CONNECTED INTO EXISTING FOOTPATH.	JB
A	19.04.21	SITE LAYOUT RE-DESIGNED.	JB

PLANNING
subject to structural review
subject to accurate measured survey

project	PROPOSED RESIDENTIAL PHOENIX PARKWAY, SCUNTHORPE		
client	GLEESON DEVELOPMENTS		
title	PROPOSED SITE LAYOUT		
date	16.12.20	scale	1:500@A0
drawing number	3026-1-001	checked	SAN

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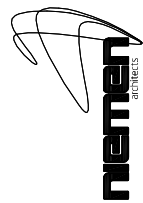


Phoenix Avenue, **SCUNTHORPE**

DO NOT SCALE - ALL DIMENSIONS & LEVELS TO BE CHECKED ON SITE - THIS DRAWING IS COPYRIGHT

SKETCH
subject to structural review
subject to accurate measured survey

revision	date	content	initials
project PROPOSED RESIDENTIAL PHOENIX AVENUE SCUNTHORPE			
client GLEESON DEVELOPMENTS			
title SITE LOCATION PLAN			
date 17.12.20	scale 1:2000@A3	drawn ED	
drawing number 3026-1-000	checked SN		



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