



B O S T O N

BOROUGH COUNCIL

Municipal Buildings, West Street, Boston, Lincolnshire, PE21 8QR

Mr A Oglesby,
Oglesby & Limb Ltd
1, Market Chambers
12 Market Place
Spalding
PE11 1SL

Case Officer: Charlie Parry
Tel: 01205 314305
E-mail: planning@boston.gov.uk

APPROVAL OF DETAILS REQUIRED BY CONDITION

Article 27 of the Town & Country Planning (Development Management Procedure) Order 2015

Part 1 - Particulars of details to be approved;

Reference: B/19/0438/CD1

Applicant: Mr J Gresham, WJ Gresham and Son

Proposal: Application to approve details relating to Condition 4 (Biodiversity), C7 (Construction Management Plan) & C9 (Contamination) of planning permission B/19/0438

Location: Land off Commonsides, Old Leake, Boston PE22 9PR

Part 2 - Particulars of decision

In pursuance of the powers exercised by it as Planning Authority, Boston Borough Council, have considered your application for approval of details reserved by condition in relation to the above mentioned Planning Permission and Location.

The Council's decision regarding the status of these conditions and details can be found below:

Condition Description	Details Submitted	Status
C.4 No development shall commence above slab level until details of measures to enhance the biodiversity of the site as a consequence of the development, together with a timescale for implementation have been submitted to and approved by the local planning authority. The works thereafter shall proceed in accordance with the approved details.	Proposed Biodiversity Enhancement Plan, A1440-22, Rev P03, Received 09.02.2022	Details approved.
C.7 Prior to the commencement of the development hereby permitted, a Construction Management Plan shall be submitted to the local planning authority for approval.	Construction Management Plan, Oglesby & Limb Ltd, Received 20.12.2021	Details approved.

<p>The Construction Management Plan will prescribe how the construction of the site will be phased and developed, where site accommodation and welfare facilities will be placed, hours of working, where site vehicles and the vehicles of site personnel will be parked, where materials will be delivered and stored within the site and details of the measures designed to minimise dust, noise, vibration and fumes. The Construction of the permitted development shall be undertaken in accordance with the approved Construction Management Plan.</p>		
<p>C.9 The development hereby permitted shall not be commenced until details of a comprehensive contaminated land investigation has been submitted to and approved by the Local Planning Authority (LPA) and until the scope of works approved therein have been implemented. The assessment shall include all of the following measures unless the LPA dispenses with any such requirements in writing:</p> <p>a) A Phase I desk study carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk study shall establish a 'conceptual model' of the site and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/ Quantitative Risk Assessment (or state if none required). Two full copies of the desk study and a non-technical summary shall be submitted to the LPA.</p> <p>b) A site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/or</p>	<p>Report on a Contamination Assessment, Ground Engineering, Received 19.05.2022 Phase 1 Geo- Environmental Study, Ground Investigation Associates, Received 20.12.2021</p>	<p>Details approved.</p>

pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle and takes into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the LPA.		
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You are advised to read the aforementioned conditions in full, as they may require further actions. See notes to applicant.

If you wish to discuss the outcome of this application further please do not hesitate to contact Charlie Parry.



Mike Gildersleeves
Assistant Director – Planning
Boston Borough Council and East Lindsey District Council

Date; 31-May-2022

Notes to Applicant

STATUS	Clarification / Meaning
Refused / Not Agreed	The details provided are not acceptable. Further/revised details are required to be submitted.
Agreed / Acceptable	<p>The details provided are acceptable, but the condition has ongoing requirements – for example implementation in accordance with the agreed details.</p> <p>Unless advised by the wording of the condition, it is not mandatory to make further submissions to or seek further approval the Local Planning Authority.</p>
Discharged	The details provided are acceptable, and all elements of the condition are met.

Confirmation of Compliance with Conditions:

This decision does not provide confirmation that the condition(s) have been complied with. If you require confirmation that a development has been carried out in accordance with the conditions, you can make a formal application for “Confirmation of Compliance with Conditions” online at www.planningportal.co.uk.

We may have attached other documents to this notice. Where such documents are included they should be used or read in conjunction with it as they may contain useful or essential information, which you require to be aware of and may necessitate further actions on your part.

We can provide this information in other languages and formats for example, in large print, in Braille or on CD. Please phone 01205 314200.