



B O S T O N

BOROUGH COUNCIL

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

Mr Lee Chapman
LPC Architecture Design
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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/20/0385/CD1

Applicant: Mr Codling

Proposal: Application to have details approved relating to Condition 4 (Foul and Surface Water Drainage), C5 (Flood Warning and Evacuation Plan), C6 (Hard and Soft Landscaping), C7 (Landscaping Management Plan), C8 (Electrical Vehicle Charging Points), C10 (Contaminated Land) and C11 (Remediation Strategy) of planning permission B/20/0385

Location: Land North Of A52, Between Butterwick And Benington

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 above ground works shall take place until a scheme for the disposal of foul and surface water from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall then be implemented in accordance with the duly approved details before the building is first brought into use and shall be maintained and managed as such thereafter.	Planning Conditions Discharge Schedule Rev B LPC-268-04 Rev C – Drainage Layout Plan LPC-268-03 Rev D Proposed Site Plans Pura Tank Information Leaflet Harlequin Hydroclear Waste Water Treatment Plan Information 15-004-001 Hydroclear Pop20 Treatment Plan	Details approved.

<p>C.5 No development shall take place above ground level until a Flood Warning and Evacuation Plan will be submitted to and approved in writing by the Local Planning Authority.</p> <p>The plan shall be implemented prior to the occupation of the first dwelling and followed as approved thereafter.</p> <p>C.6 No development shall take place above ground level until full details of hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The details shall include:</p> <ul style="list-style-type: none"> a) boundary treatments; b) hard surface materials; c) minor structures; d) planting schedules (species, sizes densities); e) existing trees to be retained/removed; f) location of any refuse collection areas as the proposal is located off the adoptable highway; g) timetable for implementation and completion of all hard and soft landscaping. <p>The approved works shall be carried out in accordance with the approved details. Any trees, plants, grassed areas, which within a period of 5 (five) years from the date of planting die, are removed or become seriously damaged or diseased shall be replaced in the first available planting season with others of similar size species or quality.</p> <p>C.7 No development shall take place above ground level until a landscape management plan including management responsibilities and maintenance</p>	<p>INVD-001 Pumping Chamber General Assembly</p> <p>Planning Conditions Discharge Schedule Rev B</p> <p>Flood Warning & Evacuation Plan</p> <p>Planning Conditions Discharge Schedule Rev B</p> <p>LPC-268-03 Rev D Proposed Site Plans</p> <p>Planning Conditions Discharge Schedule Rev B</p>	<p>Details approved.</p> <p>Details approved.</p> <p>Details approved.</p>
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<p>schedules for any public or communal areas within the development (excluding private gardens) and to include private driveways, parking courts and areas of non-adopted highway shall be submitted to and approved by the Local Planning Authority.</p> <p>The landscape management plan shall be implemented prior to the occupation of the first dwelling and followed as approved thereafter.</p> <p>C.8 No development shall take place above ground level until details regarding the provision of electric vehicle charging points have been submitted to and approved in writing by the Local Planning Authority. The details shall include:</p> <p>The number of charging points; Location of charging points; Specification of charging points; Timetable for the implementation of the above measures.</p> <p>The development shall then be carried out in strict accordance with the approved details.</p>	<p>Planning Conditions Discharge Schedule Rev B</p> <p>LPC-268-03 Rev D Proposed Site Plans</p> <p>Rolec EV Charging Information</p>	<p>Details approved.</p>
<p>C.10 The development hereby permitted shall not be commenced until details of a comprehensive contaminated land investigation has been submitted to and approved in writing by the Local Planning Authority 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</p>	<p>Planning Conditions Discharge Schedule Rev B</p> <p>Geo-Environmental Desk Study Report – Obsidian Geo-Consulting Limited, Feb 2021, Report Ref: 21-1421-P- R1</p>	<p>Details approved.</p>

<p>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). A full desk top study and a non-technical summary shall be submitted in writing to the Local Planning Authority.</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 pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle and take into account the site's existing status and proposed new use. A copy of the site investigation and findings shall be submitted in writing to the Local Planning Authority.</p> <p>C.11 Where the risk assessment (see preceding condition) identifies any unacceptable risk or risks, a detailed remediation strategy to deal with land contamination and/or pollution of controlled waters affecting the site shall be submitted to and approved in writing by the Local Planning Authority. No works, other than investigative works, shall be carried out on the site prior to receipt of written approval of the remediation strategy by the Local Planning Authority.</p>	<p>Planning Conditions Discharge Schedule Rev B</p> <p>Remediation Statement</p>	<p>Details approved.</p>
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Informatives

Witham Fourth IDB comment:

"We still await application to formally resolve the Land Drainage Act 1991 consent matters"

Environmental Health comment regarding land contamination and the remaining conditions:

"The applicant should be reminded however that in implementing the remediation strategy, which must be in full, it should document the works as they occur in order that a closure report

can be submitted in terms of ground contamination once these works are completed. This will be required to discharge the remaining contaminated land conditions.”

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 Grant Fixter.



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

Date; 22-Apr-2021

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.