



# B O S T O N

## BOROUGH COUNCIL

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

Mrs Jenny McIntee  
JMAD Architecture  
119 Northampton Road  
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**Case Officer: Megan Epton**  
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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/21/0019/CD1

**Applicant:** Mr G Dunmore

**Proposal:** Application to have details approved relating to Condition 5 (Ecology & Protected Species Survey), C8 (Contaminated Land Investigation), C9 (Contaminated Land Risk Assessment), C10 (Remediation) & C11 (Closure Report) of planning approval B/21/0019

**Location:** Rectory Farm, Great Fen Road, Wyberton Fen, Boston PE21 7PB

#### **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
<p>C.5 No development shall take place above ground level until details regarding the inclusion of the enhancement measures outlined in the approved Ecology and Protected Species Survey (Helen Scarborough, February 2021) have been submitted to and approved by the Local Planning Authority. The measures shall include:</p> <p>Specification, location and number of sparrow terrace boxes and location of bird next boxes;</p> <ul style="list-style-type: none"><li>Timetable for implementation of the above measures.</li></ul>	<p>Drwg no. '04G Proposed Plans &amp; Elevations'</p> <p>Email dated 24.09.21</p>	<p>Details Acceptable</p>

<ul style="list-style-type: none"> <li>▪ The approved works shall be carried out in accordance with the approved details.</li> </ul> <p>C.8 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 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>Phase 1 Preliminary Risk Assessment (11-May-2021)</p>	<p>Details Acceptable</p>
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<p>C.9 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>Phase 1 Preliminary Risk Assessment (11-May-2021)</p>	<p>No further action required</p>
<p>C.10 Remediation of the site shall be carried out in accordance with the approved remediation strategy (see preceding condition). No deviation shall be made from this scheme.</p>	<p>Phase 1 Preliminary Risk Assessment (11-May-2021)</p>	<p>No further action required</p>
<p>C.11 On completion of remediation, a copy of a closure report shall be submitted to the Local Planning Authority for approval in writing. The report shall provide validation and certification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the closure report.</p>	<p>Phase 1 Preliminary Risk Assessment (11-May-2021)</p>	<p>No further action required</p>

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 Megan Epton.



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

Date; 27-Sep-2021

#### **Notes to Applicant**

<b>STATUS</b>	<b>Clarification / Meaning</b>
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](http://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.**