

From: public.access@hinckley-bosworth.gov.uk
Sent: 03 July 2023 15:01
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 23/00636/P3CQ

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 03/07/2023 3:00 PM from Mr Giles Rawdon (giles.rawdon@hinckley-bosworth.gov.uk) on behalf of HBBC ES Pollution 2.

Application Summary

Reference:	23/00636/P3CQ
Address:	Land South Of Bosworth Road Wellsborough Nuneaton Leicestershire CV13 6PA
Proposal:	Change of use of agricultural building to dwellinghouse
Case Officer:	Sullivan Archer

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Comments Details

No objection to the principle of the development however I would recommend trying the dwelling to the farm use through condition.

If no soft landscaping is proposed i have no further comment however if soft landscaping is proposed I recommend the following condition due to the potential for past use to have impacted the land:

C174. Land Contamination

Comments:

a)No development approved by this permission shall be commenced until a scheme for the investigation of any potential land contamination on the site has been submitted to and agreed in writing by the Local Planning Authority which shall include details of how any contamination shall be dealt with.

b)The approved scheme shall be implemented in accordance with the agreed details and any remediation works so approved shall be carried out prior to the site first being occupied.

NTA 50 - Contaminated Land (1)

In relation to conditions X and X advice from Environmental Health should be sought via esadmin@hinckley-bosworth.gov.uk to ensure that any investigation of land contamination is in accordance with their policy.

C75. Land Contamination Found Later

- a) If during development, contamination not previously identified is found to be present at the site, no further development shall take place until an addendum to the scheme for the investigation of all potential land contamination is submitted to and approved in writing by the Local Planning Authority which shall include details of how the unsuspected contamination shall be dealt with.
 - b) Any remediation works so approved shall be carried out prior to the site first being occupied.
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Kind regards