

From: public.access@hinckley-bosworth.gov.uk
Sent: 19 February 2025 12:11
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 25/00127/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 19/02/2025 12:11 PM from Mr Giles Rawdon (giles.rawdon@hinckley-bosworth.gov.uk) on behalf of HBBC ES Pollution 2.

Application Summary

Reference:	25/00127/P3CQ
Address:	Carlton House Farm Shackerstone Walk Carlton Nuneaton Leicestershire CV13 0BY
Proposal:	Notification to determine if Prior Approval is required for the change of use of three agricultural buildings to seven smaller dwellinghouses (Class C3)
Case Officer:	Ashleigh Gade

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Comments Details

With regard to land contamination section 4 of the submitted Phase I assessment states that "Prior to development a ground investigation will be required, the scope of which is outlined in Section 6." Sections 6 (Further investigation) and 7(Conclusions) of the report are missing from the report. Further intrusive works are required and this may be conditioned:

CONTAMINATED LAND

C174. Land Contamination

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.

Kind regards