

From: public.access@hinckley-bosworth.gov.uk
Sent: 07 September 2023 11:17
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 23/00705/FUL

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 07/09/2023 11:17 AM from Mr Giles Rawdon (giles.rawdon@hinckley-bosworth.gov.uk) on behalf of HBBC ES Pollution 2.

Application Summary

Reference:	23/00705/FUL
Address:	Upper Pullins Farm Stoke Lane Higham On The Hill Nuneaton Leicestershire CV13 6FG
Proposal:	Change of use of existing barn to C3 dwelling with associated private amenity space and parking
Case Officer:	Matt Jedruch

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Comments Details

I would recommend the following conditions based upon the potential for past agricultural use to have impacted the ground:

CONTAMINATED 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