

Item. 9(q): pages 166-177

Location: Town Farm, Chantry Lane, Necton

Proposal: Proposed residential development for 5 dwellings

REFERENCE: 3PL/2018/1340/F

Applicant: Hall Contracts Ltd

Author: Naomi Minto

CONSULTATIONS

The Tree and Countryside Officer and the Local Highway Authority were re-consulted following receipt of a Construction Method Statement, which has been submitted to avoid the need for a pre-commencement condition recommended as part of this application. Neither parties have objected to it.

ADDITIONAL INFORMATION

The applicant does not agree to the wording of condition 8 (on page 173 of the Planning Agenda), which is a pre-commencement condition relating to Contaminated Land (site investigation and remediation), on the basis that the Contaminated Land Officer acknowledged that the Contamination Report, which was submitted in support of the application, advised the following;

“Following demolition of the site, the catch pit and any impacted adjacent soil will be excavated and replaced with soil suitable for use in residential garden areas. A remediation method statement for these activities will be produced and agreed with the local authority prior to construction”.

In light of the above information, The Contaminated Land Officer suggested that a re-worded condition could be included to omit the need for a site investigation to be carried out prior to commencement of development. It was accepted that the site investigation could be carried out following demolition of the site.

ASSESSMENT

It is considered that the Construction Method Statement submitted is acceptable and on this basis a pre-commencement condition is no longer required.

Furthermore, in respect of condition 8, it is accepted that the condition can be re-worded to remove the need for it to be a pre-commencement requirement.

RECOMMENDATION

The application therefore continues to be recommended for approval with the omission of condition 16 (Construction Method Statement) and an amendment to condition 8, as detailed above.