



**PETER HUMPHREY**  
ASSOCIATES

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## **Conditions Summary – H06-0848-23**

Proposed Dwelling on Land Adjacent Sea Breeze, Marsh Road, Gedney Drove End, Spalding, Lincs PE12 9PJ

### **Application Description**

Proposed Dwelling at Land Adj. Sea Breeze Marsh Road Gedney Drove End Spalding.

### **Condition 4 (Landscaping)**

*Before the commencement of the development hereby permitted beyond oversight, the approval of the Local Planning Authority is required to a scheme of landscaping and tree planting for the site (including screening of bin collection points) indicating, inter alia, the number, species, heights on planting and positions of all the trees, together with details of post-planting maintenance. Such scheme as is approved by the Local Planning Authority shall be carried out and completed in its entirety during the first planting season following practical completion of the development. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.*

Please refer to Condition Drawing 2 and Hard and Soft Landscaping Proposals submitted for consideration.

### **Condition 5 (Levels)**

*Before the commencement of the development hereby permitted, full details of the existing and proposed site levels and proposed floor levels of the buildings, hard surfaced areas, and garden/amenity areas, including any mitigation measures arising as a consequence (for example increased height of boundary treatment), shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed and retained in accordance with the details so approved.*

Please refer to Condition Drawings 1 and 2 submitted for consideration.

**Condition 6 (Contamination)**

*The development hereby permitted shall not be commenced until a scheme to deal with any contamination of land or pollution of controlled waters has been submitted to and approved in writing by the Local Planning Authority (LPA).*

*The scheme shall include all of the following measures unless the LPA dispenses with any such requirement in writing:*

*i) A preliminary risk assessment (desk study) shall be 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-top study shall establish a 'conceptual site model' 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 copy of the desk-top study and a non-technical summary shall be submitted to the LPA without delay upon completion.*

*ii) If identified as being required following the completion of the desk-top study, an exploratory 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, in order that any potential risks are adequately assessed taking into account the sites existing status and proposed end use. A full copy of the site investigation and findings shall be forwarded to the LPA without delay upon completion.*

*iii) Thereafter, a written method statement detailing the remediation strategy for land contamination and/or pollution of controlled waters affecting the site and a timetable for their completion shall be submitted to and approved in writing by the LPA. This shall include details of the proposed verification plan including compliance criteria and monitoring details.*

*No deviation shall be made from this scheme without the express written agreement of the LPA. If during redevelopment contamination not previously considered is identified, then the LPA shall be notified immediately, and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspected contamination has been submitted to and agreed in writing by the LPA.*

Please refer to Phase 1 Environment Assessment Report by Enviro Solution submitted for consideration.

**Condition 11 (Boundary Treatments)**

*Prior to its installation, details of the proposed boundary treatments, including a schedule of fencing levels, heights and materials, and details of the size and species of any hedging, shall be submitted to and approved in writing by the Local Planning Authority, and the details so approved shall be implemented in full before the development is first brought into use and retained thereafter.*

Please refer to Condition Drawing 2 and Hard and Soft Landscaping Proposals submitted for consideration.

**Condition 15 (Foul and Surface Water Drainage)**

*Before the commencement of the development hereby granted beyond oversight, full details of the proposed means of foul and surface water disposal to separate systems shall be submitted to and approved in writing by the Local Planning Authority and the details so approved shall be implemented in full before there are any flows into the receiving systems.*

Please refer to Condition Drawing 2 submitted for consideration.

**Documents List**

This document is to be considered in conjunction with the following plans and documents:

|          |                                                          |
|----------|----------------------------------------------------------|
| 6797-C01 | Condition Drawing 1                                      |
| 6797-C02 | Condition Drawing 2                                      |
| 6797-LP  | Hard and Soft Landscaping Proposals                      |
| ES02903  | Phase 1 Environment Assessment Report by Enviro Solution |