

Residential Development – land adjacent 37 St Pauls Road
Spalding PE11 2LZ for 2No. Semi-Detached Dwellings

Planning ref H16-1053-17

Application for Removal or Variation of Condition Following grant of planning permission

Brief Statement

Full Planning consent was granted in March 2018 for the construction of 2No. semi detached houses on a site adjacent to No. 37 St Pauls Road Spalding.

Condition Compliance Approval was granted in December 2018 which included Condition 4 of the planning consent. (ref H16-0740-18) however that Approval excluded part (iv) of Condition 4 which specifically related to :-

Imported soil shall be verified against generic assessment criteria for a 'residential with plant uptake' end use at rates as per the YALPAG 'Verification & design of cover systems' and a verification report with test results, delivery notes and photos shall be provided to the satisfaction of the Local Authority, in order to discharge Part iv) of condition 4.

The development was completed in 2020 with the dwellings occupied since that time. As the site was elevated above the adjacent land and was redundant garden land there was no requirement to import any material including top soil to complete the development. Moreover, ground investigations submitted previously to the LPA Environmental Protection had demonstrated that the site had no evidence of contamination.

It is therefore appropriate to regularise the situation by obtaining consent to vary Condition 4 to exclude part (iv) which is no longer relevant or applicable in this instance.

As the approval of this straightforward application is delaying an imminent sale of the property it is hoped that the LPA can process this request at the earliest opportunity.

To assist the LPA this Brief Statement is accompanied by a Site Location plan, copies of the earlier consents referred to above and also a statement from the groundworks Contractor who undertook the works to verify that no material was imported to the site.

Alan J. Finch
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