

Committee Update

Planning and Development Management Committee 13 March 2019

Item 5(2)(iv)

Application Reference: 18/02009/FLL

Update 1

Condition 4 – Page 136

To AMEND the wording in lines two and three of the recommended Condition to the following:

Prior to the commencement of development, an evaluation for the potential of the site to be affected by contamination by a previous use will be undertaken and, as a minimum, a Preliminary Risk Assessment (Phase 1 Desk Study) shall be submitted to, and approved in writing by, the Council as Planning Authority. If the preliminary risk assessment identifies the need for further assessment, an intrusive investigation shall be undertaken to identify;

- I. the nature, extent and type(s) of contamination on the site
- II. measures to treat/remove contamination to ensure the site is fit for the use proposed
- III. measures to deal with contamination during construction works
- IV. condition of the site on completion of decontamination measures.

Prior to the completion or bringing into use of any part of the development the measures to decontaminate the site shall be fully implemented in accordance with the scheme subsequently agreed by the Council as Planning Authority. Verification that the scheme has been fully implemented must also be submitted to the Council as Planning Authority.

Reason - In order to deal with any potential contamination of the site as a result of its former use.

Summary of change: Typographical errors in lines two and three (“has been”) corrected.

Update 2

Condition 11 – Page 137

To REPLACE the recommended condition for landscaping to the following:

Prior to the commencement of the development hereby approved, a detailed landscaping and planting scheme for the site shall be submitted for the further written agreement of the Council as Planning Authority. The scheme shall include details of the height and slopes of any mounding or recontouring of the site, full details of all hard landscaping proposals including materials and installation methods and, species, height, size and density of trees and shrubs to be planted and the ongoing maintenance of these elements. The scheme as subsequently approved shall be carried out and completed within the first available planting season (October to March) after the completion or bringing into use of the development, whichever is the earlier, and the date of Practical Completion of the landscaping scheme shall be supplied in writing to the Council as Planning Authority within 7 days of that date. The scheme as agreed and implemented shall thereafter be maintained to the satisfaction of the Council as Planning Authority.

Reason - In the interests of visual amenity and to ensure the satisfactory implementation of the proposed planting scheme.

Summary of change: A replacement landscaping condition to require a landscaping scheme to be submitted for approval in advance of development, to ensure details from other plans and submissions can be considered collectively.