

SUMMARY of LATE ITEMS

5.2 22/00212/REG3 – Gayrigg Court Chilwell

Since the production of the Planning Committee Agenda the agent has provided a Geo-Environmental Assessment report which has been assessed by Environmental Health Officer – Pollution.

The Environmental Health Officer states that the report concludes that limited supplementary post demolition site investigation in the areas beneath the existing garage footprints to assess potential contamination risks and to further inform foundation design would be required; and upon completion of the supplementary investigation, preparation of a remediation strategy, to mitigate any unacceptable risks to human health/controlled waters receptors.

As such the Environmental Health Officer recommend that the requested planning conditions related to land contamination are replaced, should permission be granted; to ensure this work is carried out and submitted for approval.

Condition 2 will be amended to include the Geo-Environmental Assessment and condition 3 will be amended to remove all pre commencement land contamination requirements. The amended conditions are as follows:

Condition 2:

The development hereby permitted shall be carried out in accordance with drawings Proposed house types elevations and floor plans 2766(08) B03 Rev B, Proposed site plan 2766 (08) B01 Rev B and Proposed block plan 2766 (08) B02 Rev A received 4 March 2022 and Solar panel details received 21 April 2022. The Design and Access Statement, pre development arboricultural report, ecological assessment received 4 March 2022 and Delta Simons, Geo-Environmental Assessment, ref. 21-0672.01, dated Sept 2021 received 24 May 2021.

Reason: For the avoidance of doubt.

Condition 3:

a) No building to be erected pursuant to this permission shall be occupied or brought into use until:

i. All the necessary remedial measures for the building have been completed in accordance with the approved details, unless an alternative has first been approved in writing by the Local Planning Authority; and

ii. It has been certified to the satisfaction of the Local Planning Authority, through the submission of a verification report that the necessary remedial measures for the building have been implemented in full.

The development cannot proceed satisfactorily without the outstanding matters being agreed in advance of development

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Reason: commencing to ensure the details are satisfactory, in the interests of public health and safety and in accordance with the aims of Policy 19 of the Part 2 Local Plan (2019) and Policy 10 of Broxtowe Aligned Core Strategy (2014).

There have also been further representations on the application and all the points were covered, with the exception of an allocated disabled spaces within the scheme, no direct access to vehicles and the practicalities of electric vehicle charging.

The points raised are noted and are not considered as material planning considerations.

5.3 22/00210/REG3 – Felton Close, Chilwell

Since the production of the Planning Committee Agenda the agent has provided a Geo-Environmental Assessment report which has been assessed by Environmental Health Officer – Pollution.

The Environmental Health Officer states that the report concludes that limited supplementary post demolition site investigation in the areas beneath the existing garage footprints to assess potential contamination risks and to further inform foundation design; and upon completion of the supplementary investigation, preparation of a remediation strategy, to mitigate any unacceptable risks to human health/controlled waters receptors.

As such the Environmental Health Officer recommend that the requested planning conditions related to land contamination are placed, should permission be granted; to ensure this work is carried out and submitted for approval.

Condition 2 will be amended to include the Geo-Environmental Assessment and condition 3 will be amended to remove all pre commencement land contamination requirements. The amended conditions are as follows:

Condition 2:

The development hereby permitted shall be carried out in accordance with drawings proposed block plan 2766 (08) C02 Rev D received 12 May 2022, proposed elevations and floor plans for the apartments 2766 (08) C04 Rev B, proposed elevations and floor plans for the semi-detached dwellings 2766 (08) C03 Rev B, Ecology survey and pre development arboricultural report received 4 March 2022 and Solar panel details received 21 April 2022, Ecology survey and pre development arboricultural report received 4 March 2022 and Delta Simons, Geo-Environmental Assessment, ref. 21-0672.01, dated Sept 2021 received 25 May 2022.

Reason: For the avoidance of doubt.

Condition 3:

(a) No building to be erected pursuant to this permission shall be occupied or brought into use until:

- i. All the necessary remedial measures for the building have been completed in accordance with the approved details, unless an alternative has first been approved in writing by the Local Planning Authority; and

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ii. It has been certified to the satisfaction of the Local Planning Authority, through the submission of a verification report that the necessary remedial measures for the building have been implemented in full.

The development cannot proceed satisfactorily without the outstanding matters being agreed in advance of development

Reason: commencing to ensure the details are satisfactory, in the interests of public health and safety and in accordance with the aims of Policy 19 of the Part 2 Local Plan (2019) and Policy 10 of Broxtowe Aligned Core Strategy (2014).

There have also been further representations on the application and all the points were covered in the report.