



NST-0402- PLANNING STATEMENT– ASHGROVE ROAD - FEBRUARY 2020

PLANNING STATEMENT

This application has been submitted to provide a mechanism for the approval of the pre-commencement planning condition no.5 which currently remains undetermined.

The change in wording to the condition will remove the requirement for the Ground Investigation reports to be approved prior to works on site commencing.

The proposed revised wording for condition no. 5 is as follows:-

THE CONTAMINATION REMEDIATION WORKS ARE TO BE COMPLETED AS PER THE VALIDATION REPORT PREPARED BY SOILS LIMITED, DATED DECEMBER 2019, REF 17931/VR_R29 PRIOR TO OCCUPATION OF THE RESIDENTIAL UNITS.

A validation certificate plus a letter from the ground condition consultant have been submitted with this application which show that the decontamination works have been undertaken in accordance with best practice and the verification report

The four houses are now complete and ready to be sold, they will provide much needed new family homes.

HISTORY OF SUBMISSIONS CONDITION 5

The information to discharge 5 (a) was initially submitted on the 21st December 2018. ref DC/18/110266. This was significantly in advance of the start of works on site, however the application was refused in January 2019 as the report was deemed to contain insufficient information. An amended report was then submitted on the 28th January 2019 but was also refused for the same reason on the 18th March 2019.

A third application to discharge 5 (a) was submitted on the 23rd March 2019 along with conditions 6 and 7. On the 8th April 2019 an up to date report was requested which was submitted on the 24th April 2019. However, although this last report was considered acceptable the applicant was informed on the 31st May 2019 that the council would not approve the discharge as works had started on site on the 1st April 2019 and this was considered to be a breach of the condition. The application was later withdrawn to allow for the approval of conditions 6 and 7 and although 5(a) was submitted again on the 8th January 2020 it currently remains undetermined.

Condition 5(c), the verification report, was submitted on the 16th December 2019 and also remains outstanding.

Therefore to resolve the situation and allow the houses to be sold the Phase 1 and Phase 2 ground condition reports, plus supplementary documentations and Verification Certificate have been submitted with this application along with the verification report.

These show that the site investigations and remedial works were carried out in accordance with industry standards and that there are no on issues to prevent the change of wording to the condition and so its discharge.