

Our ref: 23/01927/DAC &
20/02053/FUL & 20/02054/LBC
Your Ref: PP-12347188
Direct Dial: 01376 552525 ext. 2534
Ask for: Mrs. Carol Wallis
Date: 27.09.2023



Development Management
Causeway House Braintree
Essex CM7 9HB

Tel: 01376 557779
Email: planning@braintree.gov.uk

Ms Deborah Ruffel
C/o Mr Nigel Bennett
Magenta Planning Limited
6 Rowben Close
Totteridge
London
N20 8QR

Dear Sir/Madam

APPLICATION NO: 23/01927/DAC

DESCRIPTION : Application for approval of details as reserved by conditions 3 of approved application 20/02053/FUL and conditions 4 & 5 of approved application 20/02054/LBC

LOCATION : Parkgate Farm Delvyns Lane Gestingthorpe Essex CO9 3AE

I refer to the above request for confirmation of compliance of planning conditions under planning permission reference No. 20/02053/FUL and listed building consent reference No. 20/02054/LBC.

Condition 3 of 20/02053/FUL – Contamination Investigation and Risk Assessment

The Council's Environmental Health Officer is satisfied that the submitted Phase II Site Investigation Report, prepared by Demeter Environmental Ltd, dated May 2022 (22-03-05 Rev. 0) is sufficient to discharge the condition.

The applicant is reminded that Condition 4 of Decision Notice 20/02053/FUL also requires a detailed mediation scheme, and Condition 5 remains present throughout the development, further detail over and above the remediation measures listed in Section 12 of the Phase II report would be required to satisfy the requirement.

Condition 4 of 20/02054/LBC – Method Statement and Archaeological Report

The applicant has submitted a Written Scheme of Investigation, prepared by Barry Hillman-Crouch Design & Recording Services (BJHC) dated 22 March 2023. The ECC Historic Buildings Consultant has been consulted and raised no objection. The condition can be discharged.

Condition 5 of 20/02054/LBC – Historic Building Recording Report

The applicant has submitted a Level Historic Building Survey Report, prepared by BJHC dated 13 April 2023. The ECC Historic Buildings Consultant has been consulted and raised no objection. The condition can be discharged.

Conclusion

I can confirm that the above submitted details satisfy the terms of Condition No. 3 of Decision Notice ref. 20/02053/FUL and Conditions 4 and 5 of listed building consent Ref. 20/02054/LBC and the request for confirmation of compliance with planning conditions is **GIVEN**.

The applicant is reminded that there are other pre-commencement conditions required to be discharged. Therefore, the development could not be commenced yet.

Yours faithfully



Carol Wallis
For Planning Development Manager

DC/454/1
DACPER