

## COVER NOTE

RE: Land to R/O 13-21 High Street, Irthlingborough, NN9 5TE

1. This Cover Note is provided to support an application to discharge Conditions 3 and 4 which were imposed on Application Ref 20/00997/FUL which was granted on appeal - APP/G2815/W/20/3266151 – on the 26 May 2022.

2. The development proposed is erection of block of 8 flats with associated vehicular access, parking and landscaping.

3. Condition 3 states“

“No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation (WSI) which has been submitted to and approved in writing by the local planning authority. The WSI will include the following components, completion of each will trigger a phased discharging of the condition:

i) fieldwork in accordance with the agreed WSI,

ii) post-excavation assessment (to be submitted within six months of completion of the fieldwork, unless otherwise agreed in advance with the local planning authority), and

iii) completion of post-excavation analysis, preparation of site archive ready for deposition at a store (Northamptonshire ARC) approved by the local planning authority, completion of an archive report, and submission of a publication report to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the local planning authority.”

4. The information required by the first part of this condition is provided in the attached Written Scheme of Investigation for Archaeological Evaluation: Stage 1 dated November 2023.

5. Condition 4 states:

“The development hereby permitted shall not be commenced until an assessment of the risks posed by any contamination, carried out in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency’s Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced), shall have been submitted to and approved in writing by the local planning authority. If any contamination is found, a report specifying the measures to be taken, including the timescale, to remediate the site to render it suitable for the approved development shall be submitted to and approved in writing by the local planning authority. The

site shall be remediated in accordance with the approved measures and timescale and a verification report shall be submitted to and approved in writing by the local planning authority. If, during development, any contamination is found which has not been previously identified, work shall be suspended and additional measures for its remediation shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures and a verification report for all the remediation works shall be submitted to the local planning authority, within 5 working days of the report being completed, and approved in writing by the local planning authority.”

6. The information is required is provided in the attached Phase 1 Contaminated Land Assessment dated February 2024 (Report Ref: 81207R2).
7. A copy of the Appeal Decision is also attached and together with this Cover Note this completes the submission.

Alan Gunne-Jones MRTPI  
Managing Director  
14 February 2024  
0840/AGJ