

Date: 02-Aug-2018
Our Ref: 06/2018/0740
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Development Directorate
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Sam Edge
Rocket Architects LLP
16 Kelsey Street
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www.preston.gov.uk/planning

Dear Mr Edge,

Application Number: 06/2018/0740 **Received:** 06-Jul-2018

Proposal: Discharge of conditions no. 5 (Contamination) and no. 6 (Archaeology) attached to planning permission 06/2016/0393

Site Address: South Planks , 928 Garstang Road, Preston, PR3 5AB

I write with reference to your discharge of conditions request registered 06-Jul-2018.

I can confirm the following:

Condition no.5

This condition relating to contaminated land typically provided for four steps to be undertaken prior to the commencement of the development approved in the planning permission above. It required to submit to the Local Planning Authority a) a Phase 1 desktop study; b) the design of a site investigation using the information obtained in the desktop study; c) undertaking the site investigation and associated risk assessment in accordance with the details approved; d) A Method Statement and remediation strategy, based on the information obtained from the site investigation.

However, the Phase 1 Desk Study prepared by Demeter Environmental Ltd (ref. D2106-GR-02, 16 July 2015) and submitted in this application concluded that, given that no credible sources of contamination have been identified / no credible pathways for the migration of contamination have been identified, a preliminarily conceptual model cannot be constructed, hence no further works are required.

Environmental Health services confirmed that the findings of the Phase 1 Desk were satisfactory and therefore that steps b to d detailed in condition no.5 were not required and thus condition no.5 can be discharged.

Condition no.6

The condition required that no works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis, which comprises the preparation of a Written Scheme of Investigation (WSI) to be submitted and approved by the Local Planning Authority, and

then upon completion of works, the submission of the final report. Lancashire Archaeological Advisory Service (LAAS) confirmed that the WSI submitted was acceptable, after minor amendments. The condition can now be partially discharged, as the submission of the final report will be required upon completion of the work.

I trust the content of this letter is useful to you.

Yours faithfully

A handwritten signature in black ink that reads "C. M. Hayward". The signature is written in a cursive, slightly slanted style.

Chris Hayward
Director of Development

