

Michelle Hunt

From: Tracy Farrell
Sent: 16 March 2023 15:19
To: SNC Planning - Development Management
Cc: James Paterson
Subject: WNS/2023/0353/COND (C4) of WNS/2022/2377/FUL

Good afternoon James,

Thank you for consulting the Environmental Protection Team regarding this application:

[WNS/2023/0353/COND - Condition 4 of WNS/2022/2377/FUL \[Land Quality\]](#)

C4:
No part of the development hereby permitted shall take place until: (a) a desk study and site walk over to identify all potential contaminative uses on site, and to inform the conceptual site model has been carried out by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11', and (b) has been submitted to and approved in writing by the Local Planning Authority. No development shall take place until the Local Planning Authority has given its written approval that it is satisfied that no potential risk from contamination has been identified.

I have reviewed the Phase 1 Desk Study Report prepared by, Demeter Environmental Ltd., dated February 2023, ref: 23-02-04 R0.

The report is approved and therefore I can recommend that condition 4 be discharged.

Regards

Tracy

Tracy Farrell
Environmental Protection Officer
Regulatory Services

(Working days: Tuesday to Thursday).

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