FAO: Wyre Council Planning Department,
Civic Centre,
Breck Road,
Poulton-le-Fylde,
Lancashire,
FY6 7PU

Date: 16th December 2021
My Ref: 21/01393/OUT.

[redacted]

Dear Sirs,

Town and Country Planning Act 1990 (as amended)
Outline application for 1 dwelling with access and layout applied for (all other matters reserved), following demolition of building | Land South Of 83 Garstang Road Catterall Preston PR3 0HE

Planning Application Number: 21/01393/OUT.

Thanks for contacting the Wyre Council Pollution department regarding the Outline application for 1 dwelling with access and layout applied for (all other matters reserved), following demolition of building and we would like to comment as follows.
Having taken time to consider the applicant submitted supportive information most especially the Phase 1 Desk Study Report with reference 21-08-01 Revision 0 prepared by Demeter Environmental Ltd dated August 2021 taken note of Tables 10 (Potential Sources of Contamination), 13 (Preliminarily Conceptual Model) of medium risk for made ground, tanks and fuel dispenser, 14 (Proposed aims and scope of further works), sections 8 (Preliminary Conceptual Model and Preliminary Risk Assessment) and 9 (Recommendations for further works and sampling strategy), **please be advise that we have no objection to the proposed development in respect of land contamination but; the following planning condition and informative are recommend should planning permission be granted using the information already submitted in Phase 1 Desk Study Report with reference 21-08-01 Revision 0 prepared by Demeter Environmental Ltd dated August 2021 as the basis for the site investigation.**

Post Phase I
No development shall be commenced until:

(a) A methodology for site investigation has been submitted to and approved in writing by the Local Planning Authority.

(b) A site investigation has been undertaken strictly in accordance with the agreed methodology and a risk assessment of the findings submitted for approval by the Local Planning Authority, together (where appropriate) with a detailed remediation strategy.

(c) Remediation of the site has been undertaken strictly in accordance with the remediation strategy and a validation report has been submitted for approval in writing, confirming full implementation of the agreed remediation scheme.

Any changes to the agreed elements require the express consent of the Local Planning Authority.

Informative

EH1 - All site investigations and assessments shall be carried out by appropriately qualified personnel, in accordance with British Standard 10175:2001 “Investigation of Potentially Contaminated Sites – Code of Practice” and Land Contamination Risk Management (LCRM).

EH20 - The presence of any significant contamination, which becomes evident during the development of the site, shall be brought to the attention of the Local Planning Authority.

I hope the above clarifies our position regarding this application. Should you require any further information, please contact us on the above number, or alternatively email [redacted]

Yours faithfully,

Environmental Protection