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Approval of details reserved by condition
Town and Country Planning Act 1990

Correspondence Address:

M L Planning Ltd
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Stubbins Lane
Claughton On Brock
Preston
PR3 0PL

Applicant:

Mr Jason Newhouse
Hales Hall Farm
Drybread Lane
Out Rawcliffe
Preston
Lancashire
PR3 6TD

Application Number: 20/00647/DIS
Proposal: Discharge of conditions reserved by condition, 3 (materials), 4 (contamination) and 6 (ecology) on planning permission 20/00647/COUQ
Location: Hales Hall Farm Drybread Lane Out Rawcliffe Preston Lancashire

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Wyre Borough Council (the Local Planning Authority) gives notice of the **split decision** of the information submitted for the condition/s above.

1. In respect of conditions 3 and 6 the following details are accepted:

CONDITION 3 (Materials):
- Materials schedule (received 07.04.2021)

CONDITION 6 (Ecology):
- NESTING BIRD SURVEY (Ref: 2196. Dated March 2021. Prepared by Envirotech NW Ltd) (Received 07.04.2021)

2. In respect of condition 4, a partial approval of the details is granted at this stage based on the following submitted documents:

- PHASE II SITE INVESTIGATION FOR HALES HALL FARM (Ref: 21-01-04 Revision 0. Prepared by Demeter Environmental Ltd) (Received 07.04.2021)

Condition 4 may be considered fully discharged following submission of the validation with details of agreed remedial measures to the Local Planning Authority and upon confirmation in writing by the Local Planning Authority that the validation is accepted.

N.B: Where made ground is excavated, back and side chemical analysis should be carried out to show there are no remaining chemical exceedances and these results, with photos of the excavation, included in the Validation Report. Where a cover system is used, photos should be included showing a minimum depth of 600mm. Topsoil used within the cover system should be analysed at a rate of 1/50 tonnes (unknown or brownfield source) or 1/100 tonnes (certified greenfield source).

This permission relates only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations.
Any other consent or approval which is necessary must be obtained from the appropriate authority.

Signed:



David Thow
Head of Planning Services

Date: 16 June 2022