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

Date: 1st May 2022
My Ref: 22/00337/FUL.
Please Ask for: Corinne Mason
Direct dial: 01253 887207
Email: Corinne.mason@wyre.gov.uk

Dear Sirs,

**Town and Country Planning Act 1990 (as amended)**
**Demolition of existing buildings and erection of one dwelling. | Building West of Moss Nook Lancaster Road Pilling Lancashire PR3 6SR**

**Planning Application Number: 22/00337/FUL.**

Thanks for contacting the Wyre Council Pollution department regarding the demolition of existing buildings and erection of one dwelling and we would like to comment as follows.

Having taken time to consider the applicant submitted supportive information Phase I Desk Study with reference 18-11-12 Revision 0 prepared by Demeter Environmental Ltd dated December 2018 taken note of sections 7 (Preliminary Conceptual Model & Preliminarily Risk Assessment) and 8 (Recommendations for further works and sampling strategy), Table 12 (Potential Sources of Contamination) and Table 15 (Preliminarily Conceptual Model), **please be advise that we have no objection to the proposed demolition of existing buildings and erection of one dwelling 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 I Desk Study with reference 18-11-12 Revision 0 prepared by Demeter Environmental Ltd dated December 2018 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 Corinne.mason@wyre.gov.uk.

Yours faithfully,

Environmental Protection