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

Date: 15th January 2020
My Ref: 18/00032/DIS
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)
Proposal for Erection of One Dwelling and Garage, Little Poulton Hall, 32 Little Poulton Lane, Poulton-Le-Fylde
Planning Application Number: 18/00032/DIS

I refer to the report entitled 'Phase I Desk Study Report for Little Poulton Hall, 32 Little Poulton Lane, July 2019'. The report has been prepared by Demeter Environmental on behalf of CFM Consultants.

Based on the information within the report, this Section would recommend that the desk study, site investigation and remedial parts of condition 7 have been satisfied. In order to satisfy the full condition, a watching brief should be submitted on completion of the build. This should include photographs of the ground during the development. Should contamination be encountered unexpectedly on site, this Section should be informed immediately, and all works should cease until an appropriate remedial strategy has been agreed.

It should be noted that the recommendation of this Section is based on the information supplied by the developer. This recommendation does not mean that the land is free from contamination. The responsibility for the safe development of the site rests with the developer. Actions or omissions on their part may lead to liability being incurred under Part IIA of the Environmental Protection Act 1990. Those providing expert advice to developers should be aware of the future reliance that may be placed on it.

All parties involved with waste and soil movement at the site should be aware that materials illegally deposited or deposited at inappropriate sites may be subject to relevant landfill taxes, payable by all parties. Only robust due diligence is a defence against joint liability. Illegal deposits can include moving waste soil material on sites, or between sites, without the appropriate permits, exemptions or duty of care.

If you require any additional information or would like to discuss this matter further, please do not hesitate to contact me directly.

Yours faithfully,

Environmental Protection