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Please ask for: Rob Clewes
Telephone No: 01253 887232
e-mail: rob.clewes@wyrebc.gov.uk
Our Ref: 13/00168/DIS
Your Ref:

Date: 9 August 2013

Dear Roy,

Address: Kings Arms, High Street, Garstang, PR3 1EA
Permission No: 13/00168/FUL
Proposal: Application to renew extant planning permission 10/00182/FUL for demolition of redundant building and erection of 2 ground floor retail units and 2 first floor residential apartments.

I refer to your application for approval of details reserved by conditions and the supporting information received in my office on the 13 June 1013 in relation to the above planning permission and conditions 2 and 3 attached to the permission.

I can confirm that the proposed materials:

Natural slate (for the roof) and Decostone Amorique Beige Gold Olive (for the walls), are considered acceptable for the development.

As you will be aware the condition cannot be fully discharged until the works are carried out using the above materials.

With regards to condition 3 the environmental health officer has provided the following:

The Phase I Report 13/4/07 is considered sufficient to satisfy the requirements for a Phase I Study, in that it provides a detailed assessment as to the potential for contamination to impact on the development site. On the basis on the Phase I findings I have no significant concerns regarding the development, however investigation of the development site has to date been limited by the fact that the site is still fully occupied by buildings and those buildings are currently inaccessible. As such, I concur with the report authors recommendations that the following works be undertaken:

- Pre-demolition Type 3 Asbestos Survey
- Internal inspection of existing buildings to identify the potential for contamination
- Inspection and analysis of the underlying soils, post demolition and site clearance
- Consultation with United Utilities as to the need, if any, for protective water supply pipes
- Watching brief during the course of the development works

In relation to the above the applicant will be expected to agree a sampling strategy for the post demolition site investigation, which should include the scope of the proposed laboratory analysis. In addition, should the applicant propose to either re-use site won materials or import clean materials for use within the development, a validation sampling strategy for those materials will need to be agreed in writing with the Environmental

Protection Department, prior to their use. The findings of the site investigation / validation works will be expected to be reported, together with the findings of the Asbestos Survey, in the form of a Completion Report, to be submitted for approval in writing by the Environmental Protection Department.

I trust this information assists you. Should you wish to clarify any issues please do not hesitate to contact me.

Yours Sincerely

Rob Clewes
Planning Assistant (Conservation)