Memo

From:	Director Of Public Protection, Streetscene & Communities	**To:**	Director Of Public Protection, Streetscene & Communities
Ref:	P&P/DC	**Ref:**	FAO Mrs Nicola Hopkins
Doc ID:	LETHEADS/NEWMEM	**Master:**	EHFQ009
Ext:	5720	**Date:**	13th January 2015

TOWN AND COUNTRY PLANNING ACT 1990
GENERAL DEVELOPMENT ORDER

CONSULTATION ON:

PLANNING APPLICATION NO: 14/01331/FUL

PROPOSAL: Demolition of the former Windmill Hotel and the erection of 9 No. apartments, associated car parking and access

LOCATION: The Windmill Hotel 311 The Green Eccleston Chorley PR7 5TJ

Comments:

CONDITION
Due to the proposed sensitive end-use (residential housing & gardens), the development hereby permitted shall not commence until the applicant has submitted to and had approved in writing by the Local Planning Authority a report to identify any potential sources of contamination on the site and where appropriate, necessary remediation measures.

The report should include an initial desk study, site walkover and risk assessment. If the initial study identifies the potential for contamination to exist on site, the scope of a further study and site investigation must then be agreed in writing with Local Planning Authority and thereafter undertaken and shall include details of the necessary remediation measures.

The development shall thereafter only be carried out following the remediation of the site in full accordance with the measures stipulated in the approved report.

Reason:
Please note it is the applicant's responsibility to properly address any land contamination issues, to ensure the site is suitable for the proposed end-use, in accordance with Paragraph 121 of the National Planning Policy Framework (DCLG, 2012).

A Desk Study Report should include a desk study and site reconnaissance (walk over) and preliminary risk assessment as defined in 'CLR 11: Model Procedures for the Management of Land Contamination' (Environment Agency, 2004). Further guidance and advice on producing the report can be obtained from the Contaminated Land Officer on 01527 515661.

The Consulting Officer is: Doug Cridland Ext: 5661
For: Director Of Public Protection, Streetscene & Communities