Memo

From:	Director Of People & Places	**To:**	Director of Partnerships, Planning & Policy
Ref:	P&P/DC	**Ref:**	FAO David Stirzaker
Doc ID:	LETHEADS/NEWMEM	**Master:**	EHFQ009
Ext:	5720	**Date:**	10th September 2013

TOWN AND COUNTRY PLANNING ACT 1990
GENERAL DEVELOPMENT ORDER

CONSULTATION ON:

PLANNING APPLICATION NO: **13/00715/FUL**

PROPOSAL: Demolition of mill and development of 8 no. detached houses including all infrastructure

LOCATION: Kem Mill Kem Mill Lane Whittle-Le-Woods

Comments:

CONDITION

Due to the scale of development, the proposed sensitive end-use (housing with gardens), and the former industrial use at this site (including cotton mill), no development shall take place until:

a) a methodology for investigation and assessment of ground contamination has been submitted to and agreed in writing with the Local Planning Authority. The investigation and assessment shall be carried in accordance with current best practice including British Standard 10175:2011 'Investigation of potentially contaminated sites - Code of Practice'. The objectives of the investigation shall be, but not limited to, identifying the type(s), nature and extent of contamination present to the site, risks to receptors and potential for migration within and beyond the site boundary;

b) all testing specified in the approved scheme (submitted under a) and the results of the investigation and risk assessment, together with remediation proposals to render the site capable of development have been submitted to the Local Planning Authority;

c) the Local Planning Authority has given written approval to any remediation proposals (submitted under b), which shall include an implementation timetable and monitoring proposals. Upon completion of remediation works a validation report containing any validation sampling results shall be submitted to the Local Authority.

Thereafter, the development shall only be carried out in full accordance with the approved remediation proposals.

Should, during the course of the development, any contaminated material other than that referred to in the investigation and risk assessment report and identified for treatment in the remediation proposals be discovered, then the development should cease until such time as further remediation proposals have been submitted to and approved in writing by the Local Planning Authority.

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).

The Consulting Officer is: Doug Cridland Ext: 5661
For: Director Of People & Places