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



Dear Sirs,

Town and Country Planning Act 1990 (as amended)
21/00299/DIS | Approval of details reserved by Condition 4 (Contaminated Land), Condition 5 (Drainage), Condition 6 (Biodiversity) and Condition 10 (EVCP) on planning permission 21/00299/FUL | Roe Farm House Catterall Lane Catterall Preston Lancashire PR3 0PA

Planning Application Number: 21/00299/DIS.
Thanks for re-contacting the Wyre Council Pollution department regarding the discharge of condition 4 (Contaminated Land) attached to planning permission 21/00299/FUL.

Having taken time to consider the applicant submitted supportive information i.e., Phase I Desk Study Report with reference 22-06-06 Revision 0 prepared by Demeter Environmental Ltd dated July 2022 taken note of Table 15 (Preliminary Conceptual Model), Sections 7 (Preliminary Conceptual Model & Risk Assessment), 8 (Recommendations for further works & sampling strategy), and 9 (Assessment of the viability of remedial measures as an alternative to intrusive site investigation), **we wouldn't be able to recommend the discharge of the attached condition 4 (Contaminated Land) of the approved planning permission 21/00299/FUL until:**

a. The applicant has undertaken the detailed site investigation and submit the report with remedial measures where applicable.
b. The applicant has undertaken the gas monitoring and submit the report and where satisfactory or installed the relevant gas protection measures.
c. Submit the verification report in relation to any remedial work carried out on the site.
d. Finally, it is also advise that; all future **site investigations and assessments with any remedial and verification reports** be carried out by appropriately qualified personnel, in accordance with British Standard 10175:2001 "Investigation of Potentially Contaminated Sites – Code of Practice" and CLR11.

I hope the above clarifies our position regarding the 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