

# Memo

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|----------------|-----------------------------|----------------|---|
| <b>From:</b>   | Director Of People & Places | <b>To:</b>     | Director of Partnerships, Planning & Policy |
| <b>Ref:</b>    | ES/DC-MAU269089             | <b>Ref:</b>    | FAO Helen Lowe                              |
| <b>Doc ID:</b> | LETHEADS/NEWMEM             | <b>Master:</b> | EHFQ009                                     |
| <b>Ext:</b>    | 5720                        | <b>Date:</b>   | 20 April 2010                               |

## TOWN AND COUNTRY PLANNING ACT 1990 GENERAL DEVELOPMENT ORDER

CHORLEY BOROUGH COUNCIL  
TOWN AND COUNTRY PLANNING ACT 1990

20 APR 2010

### CONSULTATION ON:

**PLANNING  
APPLICATION NO:** 10/00273/OUT

THIS IS THE PLAN REFERRED TO IN  
APPLICATION No \_\_\_\_\_

**PROPOSAL:** Outline application for the erection of 7 dwellings and associated works

**LOCATION:** Pall Mall Garages And Sheds 81A Pall Mall Chorley Lancashire  
PR7 3LT

### Comments:

There is a potential for ground contamination at this site. Due to the size of development and sensitive end-use, 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 10175:2001 'Investigation of potentially contaminated site - 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.

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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: To protect the environment and prevent harm to human health by ensuring that the land is remediated to an appropriate standard for the proposed end use, in accordance with PPS23.*

**Please note:** *It is the applicant's responsibility to properly address contaminated land issues, to ensure safe development and secure occupancy.*

*Reason: In the interests of safety and in accordance with Policy NO. EP16 of the Adopted Chorley Borough Local Plan Review.*

The Consulting Officer is: Doug Cridland Ext: 5661

For Director of People & Places