

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

Date: 9th December 2020
My Ref: 15/00727/DIS
Please Ask for: Corinne Mason
Direct dial: 01253 887207
Email: Corinne.mason@wyre.gov.uk

Dear Sirs,

Town and Country Planning Act 1990 (as amended)
Proposal for Erection of Three Dwellings, Land to Rear of Ash Croft, Market Street, Hambleton
Planning Application Number: 15/00727/DIS

I refer to the report entitled 'Phase IIIa Implementation Plan for Land Rear of Ash Croft, Market Street, Hambleton, November 2020'. The report has been prepared by Demeter Environmental Ltd on behalf of Mr & Mrs Rutherford.

Based on the information provided within this report and the previous submissions, this Section can recommend the partial discharge of condition 3 attached to the original permission. In order to recommend the full discharge of condition 3, validation should be provided, as outlined within the report. In addition, the validation should include photographs of any excavation, as well as WTNs/duty of care for any material imported or exported from site (where appropriate).

It should be noted that the recommendation of this Section is based on the information supplied by the developer. This recommendation does not mean that the land is free from contamination. The responsibility for the safe development of the site rests with the developer. Actions or omissions on their part may lead to liability being incurred under Part IIA of the Environmental Protection Act 1990. Those providing expert advice to developers should be aware of the future reliance that may be placed on it.

Should contamination be encountered unexpectedly on site, this Section should be informed immediately, and all works should cease until an appropriate remedial strategy has been agreed.

All parties involved with waste and soil movement at the site should be aware that materials illegally deposited or deposited at inappropriate sites may be subject to relevant landfill taxes, payable by all parties. Only robust due diligence is a defence against joint liability. Illegal deposits can include moving waste soil material on sites, or between sites, without the appropriate permits, exemptions or duty of care.

I trust this clarifies this Departments position. Should you require any further information, I can be contacted at the above number, or alternatively email Corinne.mason@wyre.gov.uk.

Yours faithfully,

Environmental Protection