



City of
Stoke-on-Trent

To Development Management

FAO Phil Murphy

Date 15 March 2016

**Public Health
Public Protection Division
Hanley Town Hall
Albion Street,
Stoke-on-Trent
ST1 1XP**

Memo

Phil

**56378/FUL - Erection of three dwellings. 147 Manor Street, Fenton,
Stoke-on-Trent, ST4 2JB.**

Request to discharge conditions 3.

I have reviewed the Demeter Environmental Ltd Phase I Desk Study Report,
Ref: 15-04-03 Revision 0, April 2015.

I have the following comments;

1. The Desk study has been completed to my satisfaction.
2. Based on the findings of the Groundsure Report the desk study identifies a former landfill on the southern boundary of the application site. Limited information about the landfill including type of fill (identified as household waste) or when it was landfilled is available.
3. A review of historic maps indicates the garden area which now forms the application site was not originally part of the curtilage of 147 Manor Street. Historic maps indicate the current curtilage to 147 Manor Street was c1950.
4. Boundaries of landfills are conjectured and in consideration the conjectured boundary of the landfill adjoins the application site it will need to be demonstrated through intrusive investigation that landfilled material is not present. Landfilled material or made ground may also have geotechnical implications for the proposed development if present. Even though the condition encompasses the requirement if unidentified contamination is identified during the development ground conditions need to be confirmed prior to commencement.

5. The installation of basic ground gas measures as a precautionary approach is agreed which will negate the requirement of ground gas monitoring, based on the anticipated age and limited anticipated depth of landfilled materials.

A. McNicol, Contaminated Land Officer
Public Protection Division, Stoke on Trent City Council