



City of  
**Stoke-on-Trent**

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

To Development Management

FAO Phil Murphy

Date 13 June 2016

# Memo

Phil

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

## **Request to discharge condition 3.**

I have reviewed the Demeter Environmental Ltd II Site Investigation Report,  
Ref: 16-04-11 Revision 0, May 2015.

I have the following comments;

1. I have not had any influence or control over the selection of site investigation locations or any aspect of the sampling and analysis undertaken. Therefore, I must assume that the information submitted to it, is both genuine and representative of site conditions and treat it in good faith.
2. Additionally, it should be noted that in accordance with the aims and objectives of the National Planning Policy Framework, where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.
3. The Demeter Environmental Ltd Phase I Desk Study Report, Ref: 15-04-03 Revision 0, April 2015, was accepted in my previous memo.
4. The site investigation and risk assessments undertaken in the Phase II report have been completed to my satisfaction.
5. The report presents two remedial options;
  - Removal of made ground from the garden/landscaped areas;

- Placement of a 600mm cover underlain by a geotextile on garden/landscaped areas;
6. It is assumed the second option will be the preferred option but this needs to be confirmed. The method for validating the remedial works also needs to be confirmed.
  7. The installation of basic ground gas measures as a precautionary measure was proposed and agreed in the Phase I report. Verification these measures were implemented will be required.
  8. As further details of the remedial measures are required, condition 3 is not recommended for discharge. When this is confirmed I will have no objection to the commencement of the development. As condition 3 contains the requirements of verification and the reporting protocol for any unexpected contamination encountered during development it will not be recommended until the completion of the groundworks and the required remedial measures have been completed.

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