

Memo

From:	Director Of People & Places	To:	Director of Partnerships, Planning & Policy
Ref:	ES/DC-MAU267495	Ref:	FAO Mr David Stirzaker
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Ext:	5720	Date:	17 May 2010

TOWN AND COUNTRY PLANNING ACT 1990 GENERAL DEVELOPMENT ORDER

CONSULTATION ON:

PLANNING

APPLICATION NO: 10/00298/FUL

PROPOSAL: Erection of two detached dwellings on plots 3 & 4 approved by outline planning permission no. 07/01068/OUT

LOCATION: 69 Charter Lane Charnock Richard Lancashire PR7 5LY

Comments:

Due to the proposed sensitive end-use the development hereby permitted shall not commence until the applicant has submitted to and had approved in writing by the Local Planning Authority a report to identify any potential sources of contamination on the site and where appropriate, necessary remediation measures.

The report should include an initial desk study, site walkover and risk assessment. If the initial study identifies the potential for contamination to exist on site, the scope of a further study must then be agreed in writing with Local Planning Authority and thereafter undertaken and shall include details of the necessary remediation measures.

The development shall thereafter only be carried out following the remediation of the site in full accordance with the measures stipulated in the approved report.

Reason:

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



INFORMATIVE - Desk Study Report should include a desk study and site reconnaissance (walk over) in accordance with the recommendations in Planning Policy Statement 23: Planning and Pollution Control 2004. Further guidance and advice on producing the report can be obtained from the Councils Contaminated Land Officers on 01527 515737/515661.

The Consulting Officer is: Doug Cridland Ext: 5661

For Director of People & Places