



St. Helens Council

Keith Davidson Partnership
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Town Planning
Town Hall
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WA10 1HP

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

Notice of Decision on Discharge of Conditions Application C/2021/0096/CON

Proposal: Discharge of conditions 3 (Phase 1 Site Investigation) and 5 (facing materials) on approval P/2021/0464/FUL
Location: 28 St Marys Avenue, Billinge

Condition 3

Prior to the commencement of development a Phase 1 Site Investigation and Risk Assessment Report shall be carried out to investigate the nature and extent of any contamination affecting the site. The Site Investigation shall include a desk study, site walkover, human health and environmental risk assessment, and if necessary, an investigation and assessment methodology. The Report shall be submitted to and agreed in writing by the local planning authority.

If deemed necessary, a Site Investigation and Assessment shall be undertaken in accordance with the agreed methodology. The results of the Site Investigation and Assessment, together with a Remediation Strategy based upon their findings, shall be submitted to and agreed in writing with the local planning authority. For the avoidance of doubt, the Remediation Strategy shall include a timetable for implementation, monitoring proposals and a remediation validation methodology.

The agreed Remediation Strategy shall be implemented, and a Site Validation/Completion report for each building on the site shall be submitted to and approved in writing by the local planning authority prior to its first use for the purpose hereby approved. For the avoidance of doubt, the Site Validation/Completion Report shall include details on the remediation works undertaken; validation testing of the adequacy of the remediation; certificates of the suitability of the imported cover materials from a suitably qualified independent person; the fate of any excavated material; and any necessary verification-monitoring programme including details of any installed post-completion monitoring devices, together with measures to be undertaken should action limits be exceeded.

Further to my previous comments regarding the discharge of condition 3 the following report has been submitted;

- Demeter Environmental, Phase 2 Site Investigation Report for 28 St Marys Avenue, Billinge, St Helens, WN5 7QL, ref. 22-01-01 Revision 2, May 2022

Signed: G. Middleton

Dated: 27.05.2022

On behalf of St. Helens Council

The Councils Contaminated Land officer has stated they are now satisfied with the conclusions of the report and would recommend that condition 3 can now be discharged.

Decision: Condition Discharged

Condition 5

Prior to their use on site, details of the proposed facing materials shall be agreed in writing with the Local Planning Authority. The development shall be constructed in accordance with the agreed materials.

- Materials schedule ref:008 Rev B

The materials are similar to those identified within the submission. The user of render is visible on other properties within the locality.

Decision: Condition Discharged

If further information has been requested, or if you are advised that the information submitted is not sufficient to enable the discharge of the planning condition, for the purposes of Section 27(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the application to discharge that condition should be treated as though it has been refused.

1. If you require any further assistance or clarification please contact:

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