

**St Helens Council
Environmental Health Division
Planning Consultation
Response - Contaminated Land Section**

To: Jennifer Bolton

Date: 16th November 2021

From: Christopher Culley

Tel: 01744 676397

Planning App No: C/2021/0096/CON

Proposals: Discharge of conditions 3 (Phase 1 Site Investigation)

Our Ref: 039019

Location: 28 St Marys Avenue Billinge WN5 7QL

Jen,

Further to your consultation I have reviewed the following report submitted in support of condition 3;

- Demeter Environmental, Phase 1 Desk Study Report, September 2021, ref. 21-09-01, Revision 0

The report provides a good appraisal of the history and environmental setting of the site and surrounding area. A site walkover has been completed and initial conceptual site model formulated. A number of potential pollutant linkages have been identified and the consultants have set out in section 8 of the report proposals for intrusive phase 2 investigation. The proposals are considered acceptable and I would advise that once the phase 2 report has been completed it is submitted for review along with, if necessary a remedial options appraisal and remedial strategy.

Section 9 of the report includes an assessment of the viability of remedial measures as an alternative to site investigation works being completed. Such an approach is not considered compliant with LCRM and as such would not be considered acceptable.

The submitted report satisfies the Phase 1 Site investigation aspect of planning condition 3. However I would recommend that the condition is not discharged in full until the phase 2 investigation (and if necessary remediation strategy and completion report) has been submitted and agreed.

Regards,

**Christopher Culley
Contaminated Land Officer**

**Environmental Protection Department
Environmental Health and Trading Standards Division**