



City of
Stoke-on-Trent

**Adult Social Care, Health
Integration and Wellbeing
Public Protection Division
Floor 3, Civic Centre
Glebe Street
Stoke-on-Trent,
ST4 1HH**

To Development Management

FAO Adam Ford

Date 7th February 2022

Memo

Adam

67398/FUL - Land off Manor Street, Fenton, ST4 2JB. Residential development comprising 6no. dwellings including new vehicular access.

I have reviewed the Demeter Environmental Ltd Phase I Desk Study Report, Ref: 21-04-08 Revision 0, April 2021, submitted in support of the application.

I have the following comments;

1. The comprehensive Phase I Desk Study Report has been completed to my satisfaction.
2. The report provides an options appraisal for alternatives to intrusive investigation. Given that the former terraced dwellings may have had cellars, a considerable depth of made ground may be present. At this stage a site investigation is considered a requirement; alternatives to ground gas monitoring can be discussed.
3. I recommend the following condition;

Unless otherwise agreed by the Local Planning Authority, no development shall take place until a site investigation of the nature and extent of contamination has been carried out in accordance with a methodology which has previously been submitted to and approved in writing by the local planning authority. The results of the site investigation shall be made available to the local planning authority before any development begins. If any contamination is found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in

writing by the local planning authority. The site shall be remediated in accordance with the approved measures before development begins.

If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures.

Reason: To prevent unacceptable risk to health and pollution of the environment 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.

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