

FAO: Wyre Council Planning  
Department,  
Civic Centre,  
Breck Road,  
Poulton-le-Fylde,  
Lancashire,  
FY6 7PU

Date: 23<sup>rd</sup> January 2022  
My Ref: 18/00757/DIS.  
Please Ask for: Corinne Mason  
Direct dial: 01253 887207  
Email: Corinne.mason@wyre.gov.uk

Dear Sirs,

**Town and Country Planning Act 1990 (as amended)**

**18/00757/DIS | Approval of details reserved by condition 3 (Phase 1 desk study for contamination), on planning permission 18/00757/FUL | Eastlands Lancaster New Road Cabus Preston Lancashire PR3 1AD.**

**Planning Application Number: 18/00757/DIS.**

Thanks for re-contacting the Wyre Council Pollution department regarding the discharge of condition 3 (Phase 1 Desk Study for Contamination) attached to planning permission 18/00757/FUL.

Having taken time to consider the applicant previously submitted Phase I Desk Study Report with reference 21-09-04 Revision 0 prepared by Demeter Environmental Ltd dated September 2021 taken note of sections 7 (Preliminary Conceptual Model and Preliminary Risk Assessment), 8 (Recommendations for further works and sampling strategy), Tables 13 (Preliminary Conceptual Model) and 14 (Proposed Aims & Scope of further works) and Phase II Site Investigation Report with reference 21-10-01 Revision 0 prepared by Demeter Environmental Ltd dated December 2021 taken note of sections 8 (Chemical Laboratory Testing), 9 (Assessment of Potential Pollution Linkages), 10 (Conceptual Model), 12 (Proposals for Remediation), 17 (Further Works) and Table 11 (Refined Preliminary Conceptual Model), **we are satisfied with the discharge of condition 3 (Phase 1 Desk Study Report) but ONLY satisfied with the partial discharge of attached condition 3 (Post Phase I) condition in relation to condition 3a (Methodology for Site Investigation) and b (Site Investigation with a detailed Remediation Strategy) of the approved planning permission 18/00757/FUL.**

**Following the completion of the outstanding on-going works and further gas monitoring visit with the submission of updated full details as alluded in sections 5.2, 9.5.4 and 9.5.5 of the above Phase II report, applicant will need to revert to us with an updated remediation strategy details where applicable and verification report of all the remedial works carried out on the site as submitted in the above or any updated report for the discharge of condition 3c (Land Contamination Remediation and Verification Report) of the approved planning permission 18/00757/FUL.**

I hope the above clarifies our position regarding the application. Should you require any further information, please contact us on the above number, or alternatively email [Corinne.mason@wyre.gov.uk](mailto:Corinne.mason@wyre.gov.uk).

Yours faithfully,

Environmental Protection