

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

Date: 30th April 2022
My Ref: 21/01430/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)

21/01430/DIS | Approval of details reserved by Conditions 4 - boundaries, Condition 5 - Drainage Scheme, Condition 8 - Contamination, Condition 11 - Landscaping, Condition 13 - levels on planning permission 21/01430/FUL | Trapp Farm 176 Fleetwood Road South Thornton Cleveleys Lancashire FY5 5NR

Planning Application Number: 21/01430/DIS.

Thanks for re-contacting the Wyre Council Pollution department regarding the discharge of condition 8 (Contamination) attached to planning permission 21/01430/FUL.

Having taken time to consider the applicant submitted supportive information i.e., Phase I Desk Study Report with reference 21-09-06 Revision 0 prepared by Demeter Environmental Ltd dated October 2021 taken note of sections 7 (Preliminary Conceptual Model & Preliminary Risk Assessment), 8 (Recommendations for further works and sampling strategy) and 9 (Assessment of the viability of remedial measures as an alternative to intrusive investigation) as well as Tables 10 (Potential Sources of Contaminations) and 13 (Preliminary Conceptual Model), **we are not satisfied with the discharge of attached condition 8 (Contamination) of the approved planning application 21/01430/FUL.**

Using the information already provided in the submitted Phase I Desk Study Report, a detailed site investigation will need to be carried out in accordance with a written methodology, which will need to be submitted to and approved in writing by the Local Planning Authority. If remediation measures are then considered necessary, a scheme for decontamination of the site shall be submitted to, and approved by, the Local Planning Authority in writing and the approved scheme implemented prior to the development of the site. Any changes to the approved scheme must be approved in writing by the Local Planning Authority prior to any works being undertaken.

Therefore, once the applicant is in the position to submit the above information, we will be happy to review our recommendation on the discharge of condition application.

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.

Yours faithfully,

Environmental Protection