

South Gloucestershire Council

Memorandum to: Patrick Jackson Development Control
From: Environmental Protection Contaminated Land
Date: 24th April 2020
Your Reference: P20/04127/RM
Our Reference: DWA/EH20/001217/EHCONP
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PLANNING CONSULTATION

Location: Stanhoe 336 North Road Yate South Gloucestershire BS37 7LL
Description: Erection of 1no. dwelling with appearance, landscaping and scale to be determined.

Discharge of Condition 6 Relating to Potential Contamination

Due to workload pressures this consultation was outsourced to Worcester Regulatory Services. Their comments are as follows:

The following document submitted in support of the partial discharge of Condition 6 of planning consent PK18/2376/O has been reviewed.

- **Demeter Environmental Ltd; Phase I Desk Study Report for Stanhoe, 336 North Road, Yate, Bristol, South Gloucestershire BS37 7LL; Report ref: 19-10-05; Dated: October 2019**

The report is a Phase 1 Desk Study and site walkover and includes a preliminary conceptual site model (CSM) and risk assessment. The report recommends that a Phase 2 Site Investigation is undertaken.

The report is a comprehensive Phase 1 Desk Study and the findings and conclusion are accepted. It is therefore recommended that Part A of Condition 6 can be discharged.