

Date: 17 January 2022  
Your Ref:  
Our Ref: PC/12776/21

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**Mrs S Marriott  
5 Greenthorne Close  
Bromley Cross  
Blackburn  
BL7 0BL**

**Planning Control  
Directorate of Place**  
Development Management  
Town Hall  
Bolton,  
BL1 1RU

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Dear Mrs Marriott

TOWN AND COUNTRY PLANNING ACT 1990

**Application No.: 12776/21**

**Proposal: DISCHARGE OF CONDITION 02 ON APPROVAL 07688/20 (CONTAMINATED LAND RISK ASSESSMENT)**

**Location: 48 THE CRESCENT, BROMLEY CROSS, BOLTON, BL7 9JR**

Below is the **DECISION** to the above request and the status of conditions attached to the original planning permission. Please note if conditions are not satisfied or fully discharged new application will be required including a new application form and fee. All necessary and relevant information including any information previously submitted relating to a condition should be provided as part of any subsequent application.

These conditions state:

Condition 02 - Contaminated Land Risk Assessment

*No development shall commence unless and until: -*

*i) A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;*

*ii) Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, an agreed detailed site investigation and risk assessment examining identified potential pollutant linkages in the Preliminary Risk Assessment shall be presented and approved by the Local Planning Authority. This shall include include an assessment to determine the nature and extent of any contamination affecting the site and the potential for off-site migration.*

*iii) Where remediation/protection measures is/are required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority. The approved remedial works shall be incorporated into the development during the course of construction and completed prior to*

*occupation of the development or the development being first brought into use;*

*iii) Any additional or unforeseen contamination encountered during development of each phase shall be notified to the Local Planning Authority as soon as practicably possible and a remedial scheme to deal with this approved by the Local Planning Authority; and*

*Upon completion of any approved remediation schemes, and prior to occupation of the development:*

*iv) A completion report for that phase of development demonstrating that the scheme has been appropriately implemented for the relevant phase and the phase is suitable for its intended end use shall be submitted to and approved in writing by the Local Planning Authority.*

*Reason*

*To secure the satisfactory development of the site in terms of human health, controlled waters, ground gas and the wider environment and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment and following LCRM guidelines and to safeguard the amenity of the future occupants of the development and to comply with Core Strategy policy CG4.*

*Reason for Pre-Commencement Condition:*

*Any works on site could affect contamination which may be present and hinder the effective remediation of any contamination causing a risk to the health of future occupiers and harm to the environment, hence the initial investigation must be carried out prior to the commencement of any works on site.*

The following information has been submitted:

- Phase 1 Desktop Study: 48 The Crescent Bromley Cross , Bolton, dated November 2020 (ref:20-11-06 Rev 0 by Demeter Environmental Ltd

Pollution Control have reviewed the information submitted and have noted that they agree that a watching brief is required as stated in the Desktop Study and no further works are required. The application can therefore be partially discharged and will be fully discharge on completion of point iv of the condition.

Condition 2 is hereby partially discharged. Please ensure the development is carried out in accordance with this condition.

Yours sincerely

Mrs Lauren Kaye  
Development Officer  
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