



Public Health and Communities

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Public Protection and Customers

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Date: 04/06/2025

Team: Environmental Control (Landfill Gas)

Application Number: 25/00150/DOC

Proposal: Submission of details to comply with conditions 14 (contamination) and 16 (lighting) on planning permission 21/01083/FUL.

Dear Rachel,

I have reviewed the submitted documents (report references NW149/02/OGjcl4 (Post Demolition Supplementary Investigation), NW149/02/OGjcl5 (Supplementary Site Investigation) and NW149/02remV2 (remediation strategy)) to fulfil condition 14 on permission 21/01083/FUL. I note that the applicant's consultant provides two approaches for the remediation of the detected contamination within the area of TP2 (paragraph 3.2 and 3.3 of the remediation strategy):

- Where any landscape areas overlies the existing contaminated made ground at/around TP2, a minimum 0.6m thickness of uncontaminated soils (topsoil and subsoil) should be Provided, and;
- Alternatively, all or some of the contaminated made ground may be removed off-site and taken to a suitably licensed landfill.

We will require confirmation of which approach has been implemented, and validation as per paragraph 4.1 to 4.3 of the remediation strategy. Any validation report will also need to provide information outlined with paragraphs 5.1 to 5.5 of the remediation strategy. Should any unexpected contamination be discovered, then the process outlined in paragraph 6.1 of the remediation strategy will need to be implemented, as well as notification of, and confirmation from, the Local Planning Authority.

We accept the updated remediation strategy (document NW149/02remV2). However, I would not recommend complete discharge of condition 14 within permission 21/01083/FUL until we have received any final documentation required to satisfy us.

If you have any queries, please do not hesitate to reach out.

Yours sincerely,

Jonathon Parr

Jonathon Parr
Environmental Health Senior Officer (Environment Prot)