



Public Health and Communities

Kuama Thompson

Director of Public Health and Communities

Public Protection and Customers

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Your Ref: 25/00405/FUL

Date: 27th May 2025

Team: Environmental Control (Landfill Gas)

Application Number: 25/00405/FUL

Proposal: Demolition of existing dwelling and construction of a residential development for 43 no. dwellings with access and associated works.

Dear Ryan,

I have reviewed the information provided as part of the application, in particular the geo-environmental investigation report (report reference 23154/GEIR/03 by REFA), and submitted with the application. This report makes several recommendations with which I agree. Therefore, should you grant permission, I would request the following condition be placed on the permission:

“APAS CODE CW043 Submission of Remediation Scheme

Prior to commencement of the development and where the site characterisation has identified unacceptable risks, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall have been submitted to and approved in writing by the Local Planning Authority.

The approved remediation scheme shall thereafter be fully implemented. There shall be no variation of the approved remediation scheme unless otherwise approved in writing by the Local Planning Authority. Following completion of the measures identified in the approved remediation scheme and prior to the commencement of the permitted use/development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and submitted to and approved in writing by the Local Planning Authority.

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a validation report must be prepared which is subject to the approval in writing of the Local Planning Authority.”

Yours sincerely,

Jonathon Parr

Jonathon Parr
Environmental Health Senior Officer (Environment Prot)