

Officer Report

Case Reference: OTH/2026/0502
Location: Land To Rear Of 19-47 Kenyon Lane, Middleton
Proposal: Submission of details to comply with Condition 18 (Site Investigation and Risk Assessment) of planning permission 22/01223/FUL
Recommendation: Approve
Officer: Claire Ringwood

Recommendation: Approve

Condition(s) (1)

- 18 No development shall take place until an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced and shall have been first submitted to and approved in writing by the Local Planning Authority before development commences. The report of the findings must include: i) a survey of the extent, scale and nature of contamination ii) an assessment of the potential risks to: o human health, o property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes, o adjoining land, o groundwaters and surface waters, o ecological systems, o archaeological sites and ancient monuments; iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s) The development shall thereafter be carried out in accordance with the approved remediation strategy and a verification report submitted to and approved in writing by the Local Planning Authority before any of the building(s) hereby approved are first occupied. Reason: To prevent pollution of the environment and to ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policies G8 and G9 of the Core Strategy and the National Planning Policy Framework. Reason for pre-commencement condition: Further investigation will be necessary prior to commencement of any building or engineering works on site.

Officer Response: Condition 18 was part discharged under application 25/00214/DOC on 6th June 2025 however, to fully discharge the condition a validation report was required. The following documents have been reviewed and are considered acceptable:

Certificate of Completion for Plot No 1 by Zig Zag Environmental, Certificate Issued: 1 June 2026

Certificate of Completion for Plot No 2 by Zig Zag Environmental, Certificate Issued: 1 June 2026

Certificate of Completion for Plot No 3 by Zig Zag Environmental, Certificate Issued: 1 June 2026

Certificate of Completion for Plot No 4 by Zig Zag Environmental, Certificate Issued: 1 June 2026

Certificate of Completion for Plot No 5 by Zig Zag Environmental, Certificate Issued: 1 June 2026

Certificate of Completion for Plot No 6 by Zig Zag Environmental, Certificate Issued: 1 June 2026

Certificate of Completion for Plot No 7 by Zig Zag Environmental, Certificate Issued: 1 June 2026

Received by the Local Planning Authority on 1st June 2026

Certificate of Completion for Plot No 8 by Zig Zag Environmental, Certificate Issued: 1 June 2026

Received by the Local Planning Authority on 23rd June 2026

Email from Zig Zag Environmental Limited dated 10th July 2026

Received by the Local Planning Authority on 10th July 2026

The requirements of this condition have therefore been satisfied.