

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Approval of details reserved by condition-Approve**

APPLICATION REFERENCE: OTH/2026/0312

Applicant

Miss Shannon Cooke
105 Birchwood Park
Birchwood
Cheshire
WA3 6YF

Part I - Particulars of Application

Proposal: Submission of details to comply with condition 12 (remedial works) on planning permission 23/00431/HYBR in relation to plots 9-15, 122-132 and 175-191
Location: Castleton Sidings
Valid On: 2 April 2026

Your application for approval of details reserved by condition(s) has been dealt with and the details are set out below:

Condition(s) (1)

- 12 Pursuant to condition 11 and prior to first use or occupation of any phase of development a verification report, which validates that all remedial works undertaken on site as part of that phase of development were completed in accordance with those agreed with the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policy JP-S1 of the Places for Everyone Plan, and the requirements of the NPPF.

Officer Response: The Council's Land Contamination Officer was consulted on this application and they approve of the information provided within the submitted Interim Validation Report referenced 14-768-R7-A-4 dated July 2026 and accompanying gas membrane validation reports and garden validation letters.

Accordingly, Condition 12 is hereby partially discharged insofar as it relates to Phase 1 of the development comprising plots 9-15, 122-132 and 175-191

only. The remediation and enabling works will be completed in four phases, referenced Phase 1, 2A, 2B and 3. Therefore these phases will be subject to further outstanding ground information and final verification reports which are to be provided at a later stage of the development sequence prior to final occupation of the development.

Date of Decision: 10/09/2026

Melanie Hale
Head of Planning

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE. YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.