

73538 – Kemp Heaton Avenue, situated between Bury Cemetery to the north and Peachment Place Extra Care apartments to the south

Contaminated Land

We are in agreement with the need to vary the condition to allow for a phased development. It is noted that the condition on the approval is our old condition with the wording of the current condition allowing for phasing of developments:

CL03: REMEDIATION & VERIFICATION

The development hereby permitted within any approved phase shall not be occupied/brought into use until the works relating to land contamination detailed below are fully completed:

Where remediation is required, it shall be carried out in accordance with the approved Remediation Strategy.

A Verification Report must be submitted to the Local Planning Authority for approval upon completion of remediation works within any approved phase. The Verification Report must include information validating all remediation works carried out; details of imported materials (source/quantity/suitability); details of exported materials; and details of any unexpected contamination.

The proposed condition in the planning statement is wordier, but essentially the same as our current condition. We would have no objection to either condition being adopted for this development.

Air Quality

We are in agreement with the need to vary the condition to allow for a phased development. The proposed condition could be adopted or simply add *within any approved phase* to the existing condition after *Prior to occupation*.

Contaminated Land & Air Quality Section
September 2026