

Our Ref: 69104
Your Ref:
Date: 12 January 2024
Please ask for: Claire Booth
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Electronic or fax service of Legal documents is not accepted

Mr Zach Thorp
Thorp Design Services
2 Chatton Close
Bury
BL8 2UE

Dear Mr Thorp

Proposal: Erection of 1no. replacement attached dwelling
Location: 11 Malvern Close, Prestwich, Manchester, M25 1PH

I write to confirm that the following Conditions have been complied with and are discharged:

3. No development shall commence unless and until:-
- A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;
 - Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed site investigation and suitable risk assessment shall be submitted to, and approved in writing by the Local Planning Authority;
 - Where remediation/protection measures is/are required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason. The scheme does not provide full details of the actual contamination and subsequent remediation, which is required to secure the satisfactory development of the site in terms of human health, controlled waters, ground gas and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

Submitted Documents:

- Intrusive Investigation, 11 Malvern Close, Prestwich, M25 1PH, Reference: Malvern Close/M25 1PH/2023, 6 September 2023; and,
- Remediation Strategy, 11 Malvern Close, Prestwich, M25 1PH, Reference: Malvern Close/M25 1PH/2023, 6 September 2023.

Decision: The requirements of Condition 3 have been met and that this condition is therefore discharged.

Appended to this letter is the advice of the Council's Contaminated Land Officer(s) which details the information that will need to be submitted to accord with the requirements of Condition no. 4 relating to site verification.

5. Notwithstanding any description of materials in the application and the requirements of condition no. 2 of this permission, no above ground works shall take place until samples or full details of all materials to be used on the external surfaces of the buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall thereafter be implemented in accordance with the duly approved materials.

Reason: To ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and the street scene in the interests of visual amenity in accordance with the requirements of UDP Policy EN1/1: Visual Amenity and the National Planning Policy Framework.

Submitted Documents: Materials Statement, revision 12.01.2024

Decision: The requirements of the condition will be complied with providing that the development is implemented in accordance with the materials identified within the approved Materials Statement, submitted on the 12 January 2024.

Yours sincerely

The Development Management Team