

15/04/2025

DOC/2024/0109

Ken Wainman
KEN WAINMAN ASSOCIATES Ltd
20 Ravenoak Road
Stockport
SK2 7BQ

Dear Mr Wainman,

TOWN AND COUNTRY PLANNING ACT 1990

Discharge of Condition 7(a), (b), & (c) and Condition 10(a) in relation to
SMD/2021/0231
Adderley Mill, Adderley, Cheadle, Staffordshire

With regard to condition 7, in an e-mail dated 10th February 2025 the Council's Environmental Health (Principal Pollution Officer) has confirmed that condition 7 can be discharged. The EH advice adds: The applicant is requested to ensure the contractor is fully versed with the requirements of 7b and 7c as these have relevance to condition 8 which requires a validation report to be submitted to the LPA prior to bringing the development into first use.

With regard to condition 10 the Coal Authority has confirmed in a letter dated 30th January 2025 that in terms of ground instability the Coal Authority's Planning Team has no objection to the local planning authority discharging Condition 10(a).

In the e-mail dated 10th February 2025 the Council's Environmental Health (Principal Pollution Officer) has also confirmed that the Coal Mining Report is accepted from an EH point of view.

For the record, Condition 7 reads:

7. No development, with the exception of demolition, approved by this planning permission, shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, property (existing or proposed including buildings, crops, livestock, pets, woodland, service lines and pipes; buildings), adjoining land and ground and surface waters has been submitted to and approved in writing by the Local Planning Authority.

The scheme must include:

- a. An updated site conceptual model/ desk study and based on this, a detailed site investigation, carried out by a competent person, to support a detailed assessment of contamination risks to all receptors that may be affected, including those off site.
- b. The results of the site investigation and the detailed risk assessment referred to in (a) and, based on these, an options appraisal and a remediation strategy giving full details of remediation objectives and remediation criteria.
- c. A validation plan providing details of the data that will be collected in order to demonstrate that the all works set out in (b) are complete and identifying any requirements for longer-term

monitoring of pollutant linkages, maintenance and arrangements for contingency action. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. Reason: In the interests of environmental protection including the living conditions for occupiers of the site and neighbouring properties and to ensure that the proposed development meets the requirements of the National Planning Policy Framework in that all potential risks to human health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks.

Condition 10 reads:

10. No development shall commence (excluding demolition) until:

- a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past coal mining activity, and;
- b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is safe and stable for the development proposed.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

Reason: In order to ensure safe implementation and completion of the development with regard to past coal mining activity.

Yours sincerely

X *B.J. Haywood*

Signed by: Ben Haywood

Head of Development Services