

From: [Hannah Varley](#)
To: [Planning Comments \(SMDC\)](#)
Subject: FW: DOC/2025/0013 in relation to SMD/2023/0308 - Newlands Royal Walk, Cheadle - decision overdue
Date: 16 May 2025 09:45:51
Attachments: [image001.png](#)

From: EHealth Consultation

Sent: 16 May 2025 09:33

To: Hannah Varley

Subject: RE: DOC/2025/0013 in relation to SMD/2023/0308 - Newlands Royal Walk, Cheadle - decision overdue

Hi Hannah,

Apologies for the delay.

RE: application to discharge Condition 8.

Recommendation

Part (i) can be discharged but we now require a detailed remediation strategy in accordance with (ii) of the condition

Further Comments

The applicant has submitted following [REPORT ON GROUND INVESTIGATION](#) by Sladen Associates. The report is generally accepted as an initially Risk Assessment (i)

The risk assessment identifies a potential risk from elevated lead levels across the site, notably in the Southern half part of the site, but this is potentially a function of choice of sample location. It must therefore be considered to be a site wide lead issue requiring remediation.

No specific source of the lead was identified but it was assumed/ postulated to be due to ash in the made ground

Although, the investigation includes some tentative remediation approach / scope options in sections 5.2.3-5.2 (either removal of made ground / soil cover layer), these are not sufficiently specific to constitute a detailed remediation strategy at this stage (e.g lacks sampling details, soil movement information. It also notes that further work may be required.

In accordance with the condition (ii) the applicant is now required to submit a detailed remediation strategy

“ii. If the site risk assessment (i) indicates that potential risks exist, development shall not commence, until a detailed remediation strategy to mitigate the identified risks and ensure the site is remediated to a condition suitable for the intended use has been submitted and approved in writing by the Local Planning Authority. “

All the Best

Dan

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