

Section 8 - Non-Material Amendment(s) Sought in respect of Conditions 5, 6 & 7 of Planning Permission 4/22/2466/OF1'

Proposed non material amendments to conditions in order to enable the implementation of development and facilitate an appropriately phased approach.

Condition 5:

'No development other than site clearance and preparatory works shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to and approved in writing by the Local Planning Authority.

This strategy will include the following components:

1. A site investigation scheme, based on the desk study to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.
2. The results of the site investigation and the detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the Local Planning Authority. The scheme shall be implemented as approved.'

Condition 6:

'No development shall commence on any individual dwelling plot, highway, public open space or drainage infrastructure until:

- a) a scheme of intrusive site investigations for that specific dwelling plot, highway, public open space or drainage infrastructure has been submitted to and approved in writing by the Local Planning Authority to establish the risks posed by past coal mining activity; and
- b) any remediation works and/or mitigation measures identified as necessary for that specific dwelling plot, highway, public open space or drainage infrastructure to address land instability arising from the coal mining legacy have been fully implemented on site.

All intrusive investigations, remediation works and mitigation measures shall be undertaken in accordance with authoritative UK guidance.'

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Condition 7:

'No development other than site clearance and preparatory works shall commence until a detailed site specific risk assessment in relation to any deep foundation piling techniques in made ground to be used in the construction of the development hereby approved has been submitted to and approved in writing by the Local Planning Authority.

The assessment should include details that demonstrate any techniques do not cause or exacerbate existing contamination. Some techniques may not be suitable.

The development shall be completed in accordance with the approved details.'

As agreed with planning officer on 22/04/2026