Wiltshire Council

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17 July 2023

Dear Sir/Madam

Discharge of Condition

Application No:	PL/2023/05801
Proposal:	Discharge of condition 2 of PL/2023/02885
Site Address	Raptor House, Netherhampton Business Centre, Netherhampton, Salisbury, SP2 8PU
On Behalf of	Mr S Allenby

Thank you for your recent request to discharge conditions related to the above.

I can confirm that the details submitted satisfy the following conditions of the above planning decision:

(2) The change of use hereby approved shall not take place until an investigation of the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses (including asbestos) has been carried out and all of the following steps have been complied with to the satisfaction of the Local Planning Authority:
Step (i) A written report has been submitted to and approved by the Local Planning Authority which shall include details of the previous uses of the site and any adjacent sites for at least the last 100 years and a description of the current condition of the sites with regard to any activities that may have caused contamination. The report shall confirm whether or not it is likely that contamination may be present on the site and the potential impact of any adjacent sites.
Step (ii) If the above report indicates that contamination may be present on, under or potentially affecting the proposed development site from adjacent land, or if evidence of contamination is found, a more detailed site investigation and risk assessment should be carried out in accordance with DEFRA and Environment Agency's "Model Procedures for the Management of Land Contamination CLR11" and other authoritative guidance and a report detailing the site investigation and risk assessment shall be submitted to and approved in writing by the Local Planning Authority.
Step (iii) If the report submitted pursuant to step (i) or (ii) indicates that remedial works are required, full details must be submitted to the Local Planning Authority and approved in writing and thereafter implemented prior to the commencement of the development or in accordance with a timetable that has been agreed in writing by the Local Planning Authority as part of the approved remediation scheme. On completion of any required remedial works the applicant shall provide written confirmation to the Local Planning Authority that the works have been completed in accordance with the agreed remediation strategy.
REASON: To reduce the risks associated with land contamination under Part MA2

The details submitting comprising:

Soils Limited 20974/PIR Rev 1.01 Raptor House Preliminary Investigation Report July 2023, received by this office 14/07/2023

which recommends that there is no requirement for targeted site investigation (section 7) satisfy the requirements of this condition.

Condition 2 is hereby discharged.
Yours faithfully
Head of Development Management