

Development Management
Bristol City Council
City Hall
College Green
Bristol
BS1 5TR



5 Victoria Grove
Bedminster
Bristol
BS8 4UD

www.dexterdesigns.co.uk

1 Dec 2023

Dear Sir or Madam,

RE. LAND TO REAR 10 ST PAULS ROAD, CLIFTON, BRISTOL, BS8 1LT

CONDITION DISCHARGE APPLICATION: 22/05216/X

Please find enclosed herewith a condition discharge application to provide further information to verify land contamination measure as required by Condition 2 of planning permission **22/05216/X**.

Condition 2

Within 3 months of the date of decision-Following completion of measures identified in the approved remediation scheme, a verification report must be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. Government policy also states that planning policies and decisions should also ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).

VERIFICATION REPORT

Submitted with this application are soil certificates showing clean soil was imported to use in the small area of soft landscaping at the site. Below are photographs showing the planting trench that was dug to a 600mm minimum depth (see **Image 1**).



Image 1 – Trench dug to >600mm for tree planting.

The trees were then planted (See **Image 2**).



Image 2 - Trees being planted in trench.

Clean, imported soil was then used to backfill the trench to finish the soft landscaping (see **Image 3**).



Image 3 – Finished planting that made use of clean, imported soil.

The soil certificates are submitted with this application under separate cover.

If you require any further information, please do not hesitate to contact us.

Yours faithfully



Ben Ponting
Planning Consultant

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