



## Planning Services

# DISCHARGE OF CONDITION

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### APPLICATION DETAILS

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APPLICATION NO: DM/24/00850/DRC  
SITE LOCATION: Land East Of 1 To 25 Shinwell Drive Peterlee SR8 5AB  
PROPOSAL: Discharge of condition 5 (Phase 4 Verification) in relation to plots 21 - 32 and 44-59 only pursuant of planning permission DM/21/02215/FPA (all other plots already discharged).

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### CONSIDERATION OF DETAILS SUBMITTED

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This application seeks approval of the details reserved by condition 5 (Phase 4 Verification), in relation to plots 21-32 and 44-59 pursuant of planning permission DM/21/02215/FPA which relates to 'erection of 59 no. dwellings (C3) with associated infrastructure, landscaping and drainage'.

Condition 5 reads as follows:

Remediation works shall be carried out in accordance with the approved remediation strategy and gas verification plan, dated March 2021 and review of remediation options report, dated 29th April 2022. The development shall not be brought into use until such time a Phase 4 verification report related to that part of the development has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the remediation works are fully implemented as agreed and the site is suitable for use, in accordance with Part 15 of the National Planning Policy Framework.

The following information has been submitted in support of the application:

- Cover Letter
- Sirius Ground Gas Verifications (plots 21, 22, 29, 30, 32 and 44 to 46)
- Sirius Verification of Placed Cover Soils (2024)
- Sirius Ground Gas Verification (Plot 23 to 28 31 and 47 to 59)

With reference to the request to discharge the planning condition relating to land contamination the Council's Environmental Health Contaminated Land Officer has been consulted on the application and has assessed the information supplied.

They are satisfied with the verification reports and, provided there are no changes detailed within the planning application and information provided, have no objections to the discharge of the contaminated land condition with regard to the plots referred to.

Given this and the fact that the other plots have previously been discharged, condition 5 of planning approval can now be fully discharged.

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## **RECOMMENDATION**

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The submitted details have been considered and it is recommended that the application be Approved .

Plan/Document	Drawing No.	Date Received
Ground Gas Verifications (plots 21, 22, 29, 30, 32 and 44 to 46) Verification of Placed Cover Soils (2024) Ground Gas Verification (Plot 23 to 28 31 and 47 to 59)		02/04/24 02/04/24 02/04/24

This discharge of condition application shall be read in conjunction with DM/23/02908/DRC and DM/23/02234/DRC.

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## **SIGNATURES**

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**Case Officer E Signature** Lisa Morina

04.04.24