

Oliver Hoban

From: Sarah Papaleo
Sent: 07 February 2024 10:42
To: Development Control
Subject: FW: PLANNING APP 4/23/2393/DOC - DISCHARGE OF CONDITIONS 4,5 & 9 OF PLANNING APP 4/18/2504/001, LAND OFF ARLECDON PARKS ROAD, ARLECDON

Hi,

Can I please have this on the website as a consultation response? Thanks!

Please note that the advice in this email is given in good faith on the basis of the information available at the present time. The advice may be subject to revision following further examination or consultation, or where additional information comes to light, and is therefore not binding on any future recommendation which may be made to the Council or any formal decision by the Council.

Kind regards,

Sarah Papaleo MRTPI
Senior Planning Officer
Development Management
Cumberland Council

From: Kevan Buck
Sent: Tuesday, February 6, 2024 10:46 AM
To: Sarah Papaleo
Subject: PLANNING APP 4/23/2393/DOC - DISCHARGE OF CONDITIONS 4,5 & 9 OF PLANNING APP 4/18/2504/001, LAND OFF ARLECDON PARKS ROAD, ARLECDON

Good morning Sarah

Further to the supplementary information submitted with respect to the above planning application.

Condition 5: a Preliminary Environmental Risk Assessment – a Phase 1 desk top contaminated land study has been provided by the applicant and this is considered satisfactory, such that it duly discharges condition 5.

Note that this study recommends that Basic Radon protection is built into the properties, and you may wish to condition this requirement separately.

Condition 9: a Management Plan for Invasive Non-Native Species on site – a Preliminary Ecological Survey & Hedge Survey was submitted as part of the outline planning application, and this highlighted the presence of Montbretia (an Invasive Non-Native Species of plant) on the site. To date, however, no further information has been submitted by the applicant for its control / eradication, and so this condition is not yet discharged.

Regards

Kevan Buck
Environmental Health Officer - Environmental Health

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