



f.a.o. Meryl Lewis
Walters Land Limited
(Via email: meryllewis@walters-group.co.uk)

Dyddiad/Date: 15.09.2026

Ein Cyf / Our ref: P/26/0039
Eich Cyf / Your ref:

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Dear Meryl Lewis

RE: Discharge of conditions 10 (CEMP), 18 (Invasive Species), 21 (CEMP-B), 24 (Contamination Parts 1-3) and 30 (Historic Building Recording) of planning permission P/25/0165.

I write in regard to the above mentioned discharge of conditions application, which is supported by a series of documents and reports. Consideration of each condition is set out below.

Condition 10 (CEMP):

The CEMP V4 document (updated 09.09.2026) and the supporting appendices have been reviewed by the Head of Engineering and Highways and NRW. It is noted that the requirement of this condition relates to both the initial remediation works and the subsequent construction works. The CEMP has initially been submitted to deal with the initial phase of enabling/remediation works. It would then be necessary for an updated CEMP to be provided at a later stage to deal with the construction phase. The information provided is deemed to be acceptable as far as it relates to the enabling/remediation works. Accordingly, it would be appropriate in this instance for Condition 10 to be partially discharged pending further consideration of an updated CEMP for the construction phase, prior to such works commencing.

Condition 18 (Invasives Species):

The Treatment of Invasive Non Native Species report (Ref 260212/HP/19/TN/V2) has identified invasive species within the site in a few locations generally along the perimeter of the site. Appropriate measures have been put forward for the eradication of Japanese Knotweed, as well as Himalayan Balsam and Rockspray Cotoneaster. The proposed approach for the eradication of these species is deemed to be acceptable.

Condition 21 (CEMP-B):

The updated CEMP-B Memo Report (dated September 2026) provides an appropriate risk assessment and sets out precautionary method statements to minimise potential harm to biodiversity interests. This has been reviewed by the Council's Ecologist and is deemed to be acceptable.

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Condition 24 Contamination Part 1- 4):

A Geoenvironmental and Geotechnical Site Investigation and Outline Remediation Strategy has been submitted, along with a Letter report (dated 24 April 2026), prepared by Integral Geotechnique. NRW has indicated that they are satisfied with the information submitted in respect of Parts 1 to 3 of the condition. A Remediation Verification Plan (dated July 2026) has also been submitted in respect of Part 4 of the condition, which would deal with the enabling/remediation works to prepare the site for development. It is noted that verification of the mitigation measures i.e. capping layer in gardens and soft landscaped area shall be submitted at a later stage under a separate condition. NRW have raised no objection to the discharge of this condition.

Condition 30 (Historic Building Recording):

A Level 2 Building Recording report of the Hoover building has been submitted, which has been undertaken in accordance with best practise guidance. Henneb have been consulted on the document and have confirmed that the report has been prepared to appropriate professional standards and can be entered into the regional Historic Environment Record. It is also acknowledged as part of the CEMP that key features of the building shall be retained/stored prior to demolition to be preserved for future use as part of a future heritage strategy.

It is considered that the information submitted appropriately meets the requirements of Conditions 18, 21, 24 and 30, which can now be discharged, subject to the works being carried out in accordance with the approved details. Additionally, the information submitted in relation to Condition 10 can be partially discharged in as far as it relates to the initial phase of enabling/remediation works.

I have enclosed an updated planning permission which reflects this decision.

Yours sincerely



JUDITH JONES
DIRECTOR OF NEIGHBOURHOOD SERVICES

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