

27th January 2012
Condition 4a cover letter.docx



Ms Eimear Heavey
Development Control
Planning Services
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Dear Ms Heavey,

Land at Midland Crescent / Finchley Road
Approval of Details Submission pursuant to Condition 4 (a) of Council Ref: PWX0002163

Please find enclosed a submission to approve the details of condition 4 (a) of Outline Planning Permission (ref: PWX0002163). The application comprises three copies of the following information:

- Application Form and Certificates;
- Letter containing a programme of ground investigation Works required for part (a) of planning condition 4.
- Attached to the letter, a Ground Contamination Plan which contains the scope of the investigation works and the desk study.

A cheque for £85 is also enclosed to cover the statutory application fee.

Background and Proposal

The Council granted outline planning permission for:

"Erection of a basement plus four storey building, with retail (Class A1) and food & drink (Class A3), uses on the front part of the ground floor and office use (Class B1a) in the basement, part ground floor and three upper floors."

This was approved on 25th October 2005, subject to a number of conditions. Condition 4 states that:

No development shall take place until:

- a) The applicant has submitted a programme of ground investigation for the presence of soil and groundwater contamination and landfill gas for approval by the Council; and*
- b) The investigation has been carried out in accordance with the approved details and the results and remediation measures (if necessary) have been submitted to and approved by the Council. All approved remediation measures shall be implemented strictly in accordance with the approved details.*

Reserved matters were also subsequently approved on 18th February 2010.





I trust that the above information is acceptable and I look forward to receiving confirmation that the application has been validated. Should you require any additional information or clarification, please do not hesitate to contact my colleague, Jon Murch, or myself.

Yours sincerely

A handwritten signature in dark ink, appearing to be "IM", followed by a long, horizontal, wavy line that extends to the right.

Ian Mayhead
Principal Planner