

REPLY TO PLANNING CONSULTATION

FROM: Environmental Protection Team – **Contaminated Land**

APPLICATION NO: 26/00410/DISC

LOCATION: Site Of Former Showcase Cinema Foresters Park Centre Sinfin Lane Derby DE23 8AG

PROPOSAL: Discharge of conditions 3 (Species Enhancement Plan - Pre-commencement aspects), 5 (Extraction System), 6 (Remediation Update) and 7 (Landscaping) of previously approved application no. 25/00294/FUL - Erection of a three storey building to form a 66 bedroom care home (Use Class C2), parking, landscaping and associated ground works

CASE OFFICER: Laura Neale

COMMENTS DATE: 9th July 2026

I have reviewed the application information, and I would offer the following comments in relation to environmental protection implications for the development as follows.

Contaminated Land

1. Please note that the following comments do not seek to interpret or discuss the suitability, or otherwise, of any of the geotechnical aspects of the development, other than within a land contamination context.
2. In addition, all comments relate to human health risks and therefore I would refer you to the Environment Agency for their comments on any conclusions made in the report surrounding risks that may exist to controlled waters, since the Local Authority cannot comment on these aspects.
3. The applicant has submitted the following report in support of the application:
 - Remediation Strategy for land at Foresters Way, Derby, DE23 8AG (Calabrian Ltd ref: 7318/2.1 dated April 2025)
 - Contamination Summary Tables (Calabrian Ltd, extracted from previous report undated and no ref)
 - Remediation Strategy notes – appears to be email extract but no ref or date and unauthored but assumed to be Calabrian Ltd)
4. The remediation strategy is reported to have been updated in light of our previous comments dated 21st November 2025.
5. The assessment criteria have been updated to reflect a 'residential with plant uptake' land use although the title in Table 2 is still incorrect.
6. The applicant has stated that section 5.2 has been updated to reflect work that will be carried out within tree protection areas. However, in the version submitted to us, it appears that this section has been left incomplete. The additional

diagram provided has demonstrated where the anticipated topsoil made ground is located, but I remain unclear as to how this has been delineated as only 2 trial pits were dug within this location. There is no information in terms of any remediation proposed in and around the tree protection areas and as previously mentioned, there is limited evidence to determine how far the impacted topsoil made ground extends. Further clarification is therefore required to demonstrate the extent of the removal and/or any remediation proposed within the tree protection areas.

7. We note that the minimum testing standards for soil imported to the site has been updated and we have no further comments with respect to this.
8. Therefore, we are not in a position to recommend the outstanding planning condition 6 is discharged at this point but we would welcome further clarification from the applicant.

I have no other comments to make on the application regarding contaminated land at this time.

Lucy Withers
Specialist Air Quality Technical Officer