

FAO: Mandy Ramsden
Planning Officer
Wyre Council
Civic Centre, Breck Road,
Poulton-le-Fylde,
Lancashire, FY6 7PU

Date: 16th October 2014
My Ref: 14/00662/NOT
Please Ask for: David Johnson
Direct dial: 01254 267631
Email: david.johnson@blackburn.gov.uk

Dear Sirs,

Town and Country Planning Act 1990 (as amended). Prior notification for change of use of agricultural building to 3 dwellings (Under Class MB) 10/14/00662

I refer to the report entitled '*Phase 1 Desk Study Report for Mid Fylde Piggeries, Mid Fylde Bungalow, Preston, Lancashire, PR4 OUA*'. The former report has been prepared by Demeter Environmental on behalf of Mr D Brown.

It is the understanding of this Department that an application has been submitted in relation to the above site, but has not yet been determined. As such, there is no contaminated land condition currently attached to the application. Therefore, the following comments are aimed at providing an overview of the type of information which would be required by this Department in relation to contamination, should the contaminated land condition be attached. It does not pre-empt any planning decision, and must not be interpreted as such.

Overall I'm in agreement with the report conclusions that the site does not represent a particularly high risk of ground contamination due to previous agricultural use and the presence of hard cover. There appears to be nothing that would prevent this development from a contaminated land perspective. I'm also in agreement that, as stated in the report section 9, "*in lieu of a site investigation it is proposed that the made ground is removed from any area where the current hard standing is broken out*". As such, should this application be successful, I do not think it would require a specific contaminated land condition.

I'm in agreement that the potential presence of asbestos in the roof warrants further investigation.

Should contamination be encountered unexpectedly on site, this department should be informed immediately, and all works should cease until an appropriate remedial strategy has been agreed.

I would take this opportunity to reiterate that the responsibility for the safe development of the site rests with the developer. Actions or omissions on their part may lead to liability being incurred under Part IIA. Those providing expert advice to developers should be aware of the future reliance that may be placed on it

I trust this clarifies this Departments position. Should you require any further information, I can be contacted at the above number, or alternatively email david.johnson@blackburn.gov.uk.

Yours faithfully,

David Johnson
Environmental Protection Officer
Pollution Control