

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

Date: 11th January 2016
My Ref: 15/00993/COUQ
Please Ask for: Karen Huddart
Direct dial: 01254 267632
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Dear Sirs,

Town and Country Planning Act 1990 (as amended)
Prior Approval for Change of Use from Agricultural Building to Dwelling House,
Higher Barn, Lower House Farm, Bilsborrow Lane, Bilsborrow
Planning Application Number: 15/00993/COUQ

I refer to the report entitled 'Phase 1 Desk Study Report for Higher Barn, Lower House Farm, Bilsbot PR3 0RQ, November 2015'. The report has been prepared by Demeter Environmental Ltd. on behalf of Mr D Tomlinson.

The prior notification is for the change of use from an agricultural building to a residential dwelling. It is not clear whether there will be a garden/landscaping included with the development which may affect the risk assessment.

Overall, the report concludes that there is no credible source of contamination on site which may affect the site. Although this appears reasonable based on the information presented, there remain a number of unknowns which may affect the risk assessment. For example, it is not known whether the pond to the west was infilled, and what with. It has been assumed that the made ground on site is all gravel, although this cannot be confirmed during the walkover. There were no chemicals stored in any significant quantity in the barn at the time of the walkover, however it is not known whether the barn has stored chemicals historically.

Given the uncertainties outlined above, I would recommend that:

1. A watching brief is maintained throughout the development and particularly within any landscaped areas. A written account of any findings should be presented on completion of the works. Should contamination be encountered unexpectedly on site, Wyre Borough Council 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 of the Environmental Protection Act 1990. Those providing expert advice to developers should be aware of the future reliance that may be placed on it.

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

Yours faithfully,

Karen Huddart
Environmental Protection Officer
Environmental Protection