

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

Date: 17/8/2021  
My Ref: 21/00974/FULMAJ  
Please Ask for: Corinne Mason  
Direct dial: 01253887207

Dear Sir

**Town and Country Planning Act 1990 (as amended)**

**Planning Application:** 21/00974/FULMAJ - Erection of 99 dwellings with new vehicular accesses to Copp Lane and land to the west, new pedestrian/cycle access to land to the north, green infrastructure, foul pumping station, and surface water attenuation basins - Land Adjacent To Gradwells Farm Copp Lane Great Eccleston PR3 0YN.

The documents below have been reviewed in preparation for the comments that follow:

- Phase 1 Desk Study Report by Demeter Environmental Ltd (Ref: 21-04-09 Rev 1) for Land at Gradwells Farm, Copp Lane, Great Eccleston, PR3 0YN; dated July 2021.
- Preliminary Ecological Appraisal by Envirotech (Ref 7083) dated 15 July 2021.

The Phase 1 Report includes a Preliminary Conceptual Model (PCM). This identified potential contamination linkages at the application site due to parts of the Made Ground formation (an infilled pond and rubble stockpiled on site) that could pose low to moderate risks from ground gases and inorganic soil contaminants. Consequently, further site works were recommended to quantify the risks in accordance with Part 2A of the Environmental Protection Act 1990 and determine whether the application site is suitable for the residential use being proposed.

The Phase 1 Report states the "site walkover survey" did not include identifying the presence of injurious and invasive weeds on-site. A review of the Ecological Appraisal indicates the presence of such plants may be low, basis plant species at the site are reported to be common to the area and of low ecological importance.

I am in general agreement with the Phase 1 Report and the methodology recommended for further site investigation works. If this application were successful, I recommend the following condition be attached to any decision notice:

- No development shall commence until the further site works recommended in the Phase 1 Desk Study Report by Demeter Environmental Ltd, dated July 20121 have been undertaken and risk assessments of the findings submitted for approval by the Local Planning Authority, together (where appropriate) with a detailed remediation strategy.

I would like to take this opportunity to reiterate 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 2A 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 the Departments position. Should you require any further information, I can be contacted at the number above, or alternatively email [corinne.mason@wyre.gov.uk](mailto:corinne.mason@wyre.gov.uk).

Your faithfully,

Environmental Protection