

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

Date: 19<sup>th</sup> May 2020  
My Ref: 19/01261/DIS  
Please Ask for: Corinne Mason  
Direct dial: 01253 887207  
Email: Corinne.mason@wyre.gov.uk

Dear Sirs,

**Town and Country Planning Act 1990 (as amended)**  
**Proposal for Erection of an Annexe for Use in Association with Parkfield House,**  
**Horse Park Lane, Pilling**  
**Planning Application Number: 19/01261/DIS**

I refer to the report entitled 'Phase 1 Desk Study Report for Parkfield House, Horse Park Lane, Pilling, Preston May 2020'. The report has been prepared by Demeter Environmental Ltd on behalf of Mr Alan Meredith.

Unfortunately the information contained within the reports is insufficient to allow this Section to recommend the full discharge of condition(s) 4, the standard contaminated land condition used by this authority. However, sufficient information has been presented in order to recommend that the desk study, site investigation and remedial parts of the condition have been met. In order to recommend discharge of the full condition, a written account of the watching brief, as recommended in the report, should be submitted for approval.

**Information specific to this site, required in order to expedite the discharge of condition 4, is requested in the form of bulleted points.** All other comments provided are general, and are aimed at informing the format and/or content of any future reports submitted to this Section, and/or informing the requests for further information. Comments have been divided into separate headings for ease of reference.

**Desk Study**

The desk study has been based, in the main, on a Groundsure Report. This Section would always recommend as wide a consultation as possible when compiling the desk study, as per BS10175:2011 (as amended).

Nevertheless, at this site in particular, there appears to be little further information that could have been sought in order to bolster the assessment, and therefore the information presented appears proportionate to make an assessment of the risks identified.

As such, no further desk study information is required.

**Preliminary Conceptual Site Model (CSM)**

The preliminary CSM presented does not identify any potential sources of contamination as a result of the initial desk study. Again, this appears reasonable based on the information presented.

As such, the report does not recommend any further site investigation works. However, a watching brief is recommended in order to mitigate against any unexpected contamination and/or any significant made ground.

- Please present the findings of the watching brief as validation. This should include photographs of the ground as works progress.

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.

All parties involved with waste and soil movement at the site should be aware that materials illegally deposited or deposited at inappropriate sites may be subject to relevant landfill taxes, payable by all parties. Only robust due diligence is a defence against joint liability. Illegal deposits can include moving waste soil material on sites, or between sites, without the appropriate permits, exemptions or duty of care.

I trust this clarifies this Departments position. Should you require any further information, I can be contacted at the above number, or alternatively email [Corinne.mason@wyre.gov.uk](mailto:Corinne.mason@wyre.gov.uk).

Yours faithfully,

Environmental Protection