

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

Date: 4th May 2020
My Ref: 18/01011/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 Single Detached Agricultural Workers Dwelling, Greengates Farm, Moss Side Lane, Stalmine-with-Staynall
Planning Application Number: 18/01011/DIS

I refer to the report entitled 'Phase 1 Desk Study Report for Greengates Farm, Moss Side Lane, Stalmine-with-Staynall, October 2019'. The report has been prepared by Demeter Environmental Ltd on behalf of Mrs Dorothy Jenkinson.

Unfortunately the information contained within the reports is insufficient to allow this Section to recommend the full discharge of condition(s) 5, the standard contaminated land condition used by this authority. However, sufficient information has been provided in order to recommend that the desk study and site investigation parts of the condition have been satisfied. In order to recommend that the remedial part of the condition has been satisfied, the architects cross section(s) of the proposed gas protection should be provided.

Information specific to this site, required in order to expedite the discharge of condition 5, 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 the Groundsure report. This Section would always encourage as wide a consultation as possible when compiling the desk study, as per Bs10175:2011 (as amended). Nevertheless, at this particular site there appear to be few potential sources of contamination on site or within influencing distance of the site. As such, the desk study is considered acceptable for this site, and no further desk study work is required.

Preliminary Conceptual Site Model (CSM)

Table 15 outlines the preliminary CSM for the site. Peat is the only potential source identified, based on the information within the report. This seems reasonable. As such, remedial measures are proposed to protect the development against possible gas ingress from the peat beneath the site. In order to agree to these measures, the architects cross sections should be presented, showing the proposed protective measures.

- Please present the architects cross sections showing the proposed gas protection for agreement.

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.

Yours faithfully,

Environmental Protection