

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

Date: 25th January 2021
My Ref: 20/01296/OUTMAJ
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 up to 41 Dwellings, Land off School Lane, Forton
Planning Application Number: 20/01296/OUTMAJ

I refer to the report entitled 'Contaminated Land Phase One Desk Study for Clifton House Farm, Clifton Hill, September 2016'. The report has been prepared by Martin Environmental Solutions on behalf of Graham Anthony Associates.

It is the understanding of this Section 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 Section 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.

Should permission be granted, and the following queries remain outstanding before the granting of permission, I would recommend that the Env 1- Phase 1 condition be applied with the associated informatives. I would also recommend that the watching brief condition be applied should permission be granted.

Previous Correspondence

This Section has previously commented on the above report in relation to application 17/00587/OUTMAJ. As the report has not altered from the previous submission, and the proposed end use would not alter the previous risk assessment, then the previous comments from this Section remain valid. As such, these have been reproduced below.

Desk Study

The desk study has been based, in the main, on a Groundsure report. This Section would always encourage as wide a consultation as possible when compiling the desk study, as per BS10175:2011. For example, at this site there are reports and associated correspondence available for the adjacent development site, which suggested that basic ground gas protection should be included within the development.

- Please provide further discussion regarding the need for gas protection, given that this was raised as an issue at the adjacent site.

The desk study information applies to a wider area than that being considered under the existing application. As such, some of the recommendations and conclusions, as well as the locations of certain features etc. may not apply to this specific site. Therefore, it would be helpful to include a risk assessment for this specific site only.

In addition, the age of the report means that some of the content, such as the walkover, may now be out of date.

- Please confirm that the contents of the desk study are still relevant for the site eg. The walkover, and that there have been no changes.

Finally, it is possible that some historical maps are missing from the copy of the report available on line. There is a download for 'appendix 2 historical maps', but the link is for an Ecological Appraisal.

- Please confirm if there are any other historical maps available for review which haven't been uploaded onto the Wyre BC planning portal.

Preliminary Conceptual Site Model (CSM)

As discussed above, the information presented relates to a wider area than the current application site. As such, some of the identified features may not be relevant to this site, such as the watercourse on site etc. It would be helpful to include information which is only relevant to this site within the desk study. In particular, the risk assessment should be relevant to this site.

- Please confirm whether the current risk assessment is still applicable to the smaller site under consideration eg. The infilled pit.

Further information regarding the potential risk from radon should be provided, including any plans of radon protection if required.

- Please confirm the radon risk assessment

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 Sections 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,

Pollution Control