

Elizabeth Redmayne

From: Ian Williamson
Sent: 18 January 2022 09:05
To: Planning
Subject: RE: Application 21/1110 LAND AT GREAT BIRCHWOOD EQUESTRIAN CENTRE AND COUNTRY PARK, LYTHAM ROAD, BRYNING WITH WARTON, PRESTON, PR4 1TE

To: Planning

From: Ian Williamson

Our Ref: 294371 **Date:** 14/01/2022

Application Number- 21/1110

Location- , LAND AT GREAT BIRCHWOOD EQUESTRIAN CENTRE AND COUNTRY PARK, LYTHAM ROAD, BRYNING WITH WARTON, PRESTON, PR4 1TE,

Description -

With reference to your memorandum dated 14/01/2022, I would request further information and suggest the following conditions:

1. Prior to the commencement of development, the following information shall be submitted to the Local Planning Authority (LPA) for approval in writing:

- (a) As the desk top study has identified potential contamination and ground gases, a detailed site investigation shall be carried out to address the nature, degree and distribution of contamination and ground gases and shall include an identification and assessment of the risk to receptors as defined under the Environmental Protection Act 1990, Part 2A, focusing primarily on risks to human health and controlled waters. The investigation shall also address the implications of the health and safety of site workers, of nearby occupied buildings, on services and landscaping schemes, and on wider environmental receptors including ecological systems and property. The sampling and analytical strategy shall be submitted to and be approved in writing by the LPA prior to the start of the site investigation survey.
- (b) A remediation statement, detailing the recommendations and remedial measures to be implemented within the site.
- (c) On completion of the development/remedial works, the developer shall submit written confirmation, in the form of a verification report, to the LPA, that all works were completed in accordance with the agreed Remediation Statement.

Any works identified in these reports shall be undertaken when required with all remedial works implemented by the developer prior to occupation of the first and subsequent dwellings.

Contaminated Land – Gas Protection Measures

Prior to the commencement of development, the following information shall be submitted to the Local Planning Authority (LPA) for approval in writing:

A report which provides full details of measures to resist the ingress of ground gases into the development. This should follow best practice industry guidance such as CIRIA Report C665. The approved measures shall be implemented during construction and shall be thereafter retained and maintained for the duration of the approved use. Should further authoritative, robust, scientific information be provided in writing to the LPA that proves there is no gas risk to the proposed development then no further action is necessary.

Contaminated Land – Contamination Found During Works

Once works commence on the site, should site operatives discover any adverse ground conditions and suspect it to be contaminated, they should report this to the Site Manager and the Contaminated Land Officer at Fylde Borough Council. Works in that location should cease and the problem area roped off. A Competent Person shall be employed to undertake sampling and analysis of the suspected contaminated materials. A report which contains details of sampling methodologies and analysis results, together with remedial methodologies shall be submitted to the Local Planning Authority for approval in writing. The approved remediation scheme shall be implemented prior to further development works taking place and prior to occupation of the development.

Should no adverse ground conditions be encountered during site works and/or development, a verification statement shall be forwarded in writing to the Local Planning Authority prior to occupation of the building(s), which confirms that no adverse ground conditions were found.

2. The conclusions in the applicant's odour assessment shows there to be potential nuisance caused by a nearby business. In order to mitigate this, the recommendations within the report must be implemented in full. In particular, the proposed dwellings should be located at least 25m from the site boundary of the quail farm. At present, this recommended standoff distance between the dwellings and the quail farm is not shown on the submitted layout and so it is unclear whether this mitigation would be achieved. An updated layout should be provided to demonstrate that the proposed dwellings would achieve the 25m standoff with the quail farm as recommended in the odour impact assessment.

3. The residential development hereby permitted shall be designed so that noise levels at each dwelling does not exceed the following levels as assessed in accordance with British Standard 8233 (2014) and WHO guidelines (or any subsequent replacement national standards / guidance):

LAeq 50 dB 16 hours – gardens and outside living areas, daytime (07.00-23.00)

LAeq 35 dB 16 hours – indoors, daytime (07.00-23.00)

LAeq 30 dB 8 hours – indoors, night-time (23.00-07.00)

LAFmax 45 dB 8 hours – indoors night-time (23.00-07.00)

LAFmax 45 dB 4 hours – indoors evening (19.00-23.00)*

LAFmax 60 dB 8 hours - façade level night time (23.00-07.00)

LAFmax 60 dB 4 hours - façade level evening (19.00-23.00)*

Alternative levels and monitoring locations may be used subject to the prior written approval of the Local Planning Authority.

Ian Williamson

Principal Officer – Environmental Protection

From: Planning <planning@fylde.gov.uk>

Sent: 14 January 2022 11:25

To: Environmental Protection <EnvironmentalProtection@fylde.gov.uk>

Subject: Application 21/1110 LAND AT GREAT BIRCHWOOD EQUESTRIAN CENTRE AND COUNTRY PARK, LYTHAM ROAD, BRYNING WITH WARTON, PRESTON, PR4 1TE

See attached correspondence regarding Planning Application 21/1110 at LAND AT GREAT BIRCHWOOD EQUESTRIAN CENTRE AND COUNTRY PARK, LYTHAM ROAD, BRYNING WITH WARTON, PRESTON, PR4 1TE

Fylde Council is interested in customer views and so invites all planning applicants and agents to submit responses to a customer satisfaction survey. This should take no more than 5 minutes and is available on a weblink below.

- If you are an applicant please follow the link [here](#)
- If you are an agent please follow the link [here](#)

Your feedback is appreciated and will be used to improve the service we deliver to customers.