

<b>Application Ref:</b>	24/00813/DPD		
<b>Site &amp; Proposal:</b>	Wigton Heath Farm, Manor House Lane, Alwoodley, Leeds, LS17 9JD - Determination for conversion of an existing agricultural building into two detached residential dwellinghouses with respective parking and curtilage		
<b>To:</b>	Umar Dadhiwala	<b>From:</b>	Gregory Gibson
<b>Our Ref:</b>	PCL06520_24_00813_PRD1	<b>Date:</b>	22/02/2022

**COMMENTS AND RECOMMENDATION**

**COMMENTS**

The following report has been approved by the Contaminated Land team:

- Preliminary Geoenvironmental Investigation, May 2022, Lithos, Report ref: 4382/1

The report has concluded that a site investigation is required for the proposed development site. Therefore, a Phase 2 Site investigation report is required to be submitted.

**RECOMMENDATION**

It is recommended in the approved Phase 1 Desk Study report that a site investigation be carried out. It would be preferable to receive the Phase 2 site investigation report prior to recommending conditions, however should the planning officer be minded to grant permission or have insufficient time to obtain the requested information please use the following Conditions and Directions which will allow for appropriate documentation to be submitted:

**C\_SIRS C\_AMEN C\_VERI  
D\_BLF D\_SFU**

It is strongly recommended that the scope of the site investigation is submitted for approval in writing prior to the works being undertaken.

Please note that a remediation statement may also be required in support of the application, depending on the site investigation findings. For additional details, please refer to [www.leeds.gov.uk/contaminatedland](http://www.leeds.gov.uk/contaminatedland) where the YALPAG documents can provide guidance on report requirements.

**Geotechnical issues have not been considered or reviewed as this is not within the remit of the Contaminated Land team.**

**NOTES**

See above

<b>Information Reviewed</b>	Title: Preliminary Geoenvironmental Investigation Preparation date: May 2022 Prepared by: Lithos Report ref: 4382/1
-----------------------------	--

**GENERAL ADVICE**

<b>Planner advised to consult:</b>	<u>Landscape &amp; Conservation</u> Reason: Potential implications of remediation on existing trees. <u>Environmental Health</u> Reason: Potential contaminants in dust from remedial works
------------------------------------	--

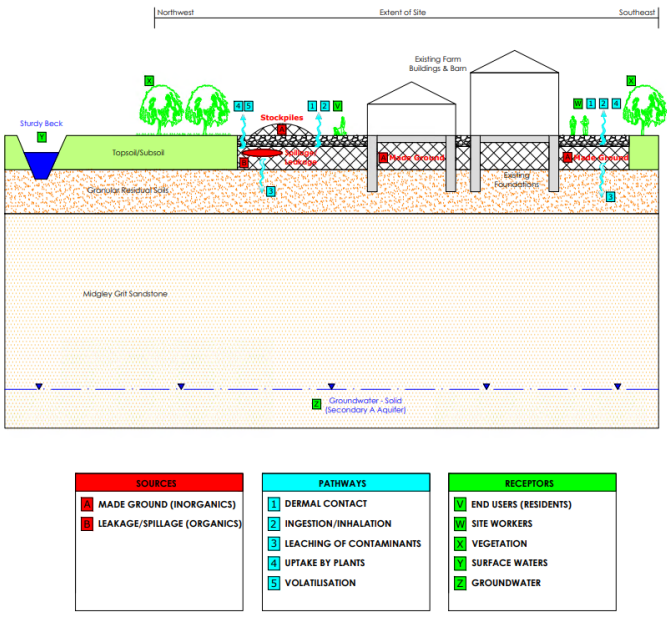
<b>Applicant advised to consult:</b>	<u>Health &amp; Safety Executive</u>
--------------------------------------	--------------------------------------

<p><i>(for planner to advise applicant if applicable to the application/permission)</i></p>	<p>Reason: To ensure that any potential asbestos within buildings due for demolition is dealt with appropriately <u>Yorkshire Water</u> Reason: To ensure that appropriate services are provided at the site <u>Environment Agency Waste Management Licensing Section</u> Reason: To ensure requirements of Waste Management Regulations are met</p>
---	--

**If this application is to be refused, please DO NOT include contamination as a reason without consulting us.**

The following pages are summary information for Leeds City Council only.  
This information should not be relied upon by third parties.

WHAT DO WE KNOW ABOUT THE SITE?	
<b>Previous contaminative use</b>	On Site: farmland Off Site: quarries,
<b>Environmental Setting</b>	Geology: Drift – none. Solid – SST. Hydrogeology: Sec A. Hydrology: nothing of note. Mining: not within a coal mining affected area. Landfill: none within 250m. Radon: <1%

SUMMARY OF WORKS UNDERTAKEN / REPORT FINDINGS/ RECOMMENDATIONS.	
<b>Phase 1</b>	<p><b>Current Land Use</b> 3no. buildings, grassland, soil/earth spoils sporadic across site, access tracks.</p> <p><b>Historical Land Use – as above.</b></p> <p><b>Env. Setting – as above.</b></p> <p><b>CSM</b></p>  <p><b>Recommendations</b> Phase 2 SI (including gas mon.)</p>

Abbreviations		
LCM – Lower coal measures	GI – Ground Investigation	TPH – Total petroleum hydrocarbons
PLCM – Pennine lower coal measures	DS / DTS – Desk study	GW – Groundwater
BH – Bore hole	VR – Verification report	CW – Controlled waters
RH / RBH – Rotary hole	RS – Remediation statement	SW – Surface waters
RO – Rotary Open Hole	GG – Ground gas	

RC – Rotary Core TP – Trial pit SI – Site Investigation	GGRA – Ground gas risk assessment HM – Heavy metals PAH – Polyaromatic hydrocarbons	NVO – no visual or olfactory evidence of contamination Bgl – below ground level MG – Made Ground
---	---	--