



## Contaminated Land Internal Memorandum of Technical Advice

<b>TO:</b>	Development Management	<b>FROM:</b>	Public Protection Services Manager Environment & Public Protection
<b>CASE OFFICER:</b>	Matthew Coyne	<b>OFFICER:</b>	Angela Sykes
<b>CL SITE NO</b>	T244	<b>TELE EXTENSION:</b>	2557
<b>FLARE REF:</b>	235436	<b>DATE:</b>	05 August 2021
<b>PLANNING REF:</b>	2021/39751	<b>MY REF:</b>	21-08-05-T244-M01-AHS-WBCDC

**SUBJECT:** CONTAMINATED LAND OFFICER REVIEW:

**DISCHARGE OF CONDITION- PROPOSED DISCHARGE OF CONDITIONS 3(ACHAEOLOGY AND LEVEL II INSPECTION), 7(LAND CONTAMINATION), 9(BATS AND OWLS), 10(BIRDS NESTING SURVEY) AND 11(VIRGINIA CREEPER METHOD STATEMENT) ON APPLICATION 2020/36931 (PROPOSED REPLACEMENT DWELLING)**

**CAWLEY FARM, HOLCROFT LANE, WARRINGTON WA3 5AG**

The following report/document has been submitted in support of the above planning application:

- *Phase 1 Desk Study Report for Cawley Farm, Holcroft Lane, Culcheth and Glazebury prepared by Demeter Environmental Ltd on behalf of Mr J. Love dated June 2021 [Ref: 21-06-02 Revision 0]*

The above document has now been considered and the following comments made:

### **Preliminary Risk Assessment (PRA) & Conceptual Site Model (CSM):**

A review of the PRA report was undertaken previously and summarised as follows:

- *The proposed scheme comprises the construction of a replacement single dwelling on site.*
- *Historical mapping indicates that the site was occupied by Cawley Farm from 1849 with 2 no. building shown in 1893. It has since remained relatively unchanged.*
- *The site is underlain by Devensian Till (CLAY) overlying Wilmslow Sandstone bedrock (SANDSTONE). Drift geology at the site is classified as an Undifferentiated Aquifer and the underlying bedrock is classified as a Principal Aquifer.*
- *The nearest surface water course is an unspecified water body located 27m NW of the site. The site is located within a Groundwater Source Protection Zone (SPZ) 3.*
- *There are no registered or historical landfill sites within 250m. The site is not affected by Radon gas, and there is no coal mining risk.*
- *A site walkover was carried out in June 2021. The area comprised a two storey dwelling in a state of disrepair, a partly demolished outbuilding and an overgrown garden, with cobbled*

access track. An area of burning was identified to the SW of the dwelling. It is noted that there are several large agricultural buildings located to the S of the site, as well as a general storage area, however this is outside the proposed development boundary. No visual or olfactory evidence of contamination was encountered.

- The CSM derived within the PRA, following a review of the site history and also current land use/ground conditions identified 6 no. potential pollutant linkages which were considered low to moderate risk
- Sources of contamination included madeground across the site associated with previous development, as well as the use/storage of chemicals and/or fuels for agricultural purposes.
- An intrusive site investigation has been recommended.

The PRA is deemed **satisfactory** and appropriate for a site of this nature and the proposed development works.

### **Contaminated Land Condition Discharge Recommendations:**

The following recommendations can now be made with respect to the Contaminated Land Planning Conditions (Condition 7) on the 2021/39751:

- **CONDITION 7: NO SECTIONS RECOMMENDED FOR DISCHARGE. ALL SECTIONS REMAIN IN FORCE.**

**Please note:** *If the above referenced Planning Application(s) are subject to comment for other Environmental Protection considerations, there may be further comments forthcoming from the Environmental Protection Team with respect to Planning Conditions other than contaminated land. However, in the interest of expediency and because further information is required, comments in relation to contaminated land are being forwarded separately.*

I trust this is of assistance and please do not hesitate to contact me should you require any further information.

**Angela Sykes**  
***Environmental Protection Officer (Land)***