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Case Officer: Mrs Andrea Stewart
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Monday to Friday, 8.30am to 5.00pm

Date: 11 December 2013

Dear Sir/Madam,

Reference Number: 13/00467/DIS
Proposal: Discharge of conditions 03 (archaeological/historical building record) and 04 (contamination) on application 13/00467/FUL
Location: Stonecheck Hall Farm School Lane Out Rawcliffe Preston Lancashire

I refer to your application received in my office on the 18th October 2013 in relation to the above planning permission and conditions 03 and 04 attached to the permission.

The information provided for the discharge of condition 03 regarding providing an archaeological/historical building record is considered acceptable thus this condition can be considered to be discharged.

With regard to condition 04 regarding land contamination the Phase I Report is considered both suitable and sufficient to meet the requirements of a Phase I. On the basis of the information provided, there is no reason to suspect that the development site may be contaminated. The only potential concern, as identified by the report author, is the potential for made ground to be present below the existing hard standing of the site. As such, it is recommended that a watching brief (undertaken by a suitably qualified person) is undertaken during the course of the site preparation works. Where the presence of significant made ground is determined, the applicant will need to consult with the Local Planning Authority as to the need (if any) to undertake an intrusive investigation of the development site, and / or to incorporate appropriate mitigation measures into the design of the development so as to remove any unacceptable risk to future receptors. Regardless of the findings of the watching brief, the applicant will need to submit their findings to the Local Planning Authority in order for full discharge of the relevant planning condition to be granted.

Further to the above, the applicant is required to confirm whether or not there is any intention to raise the level of the development site, and / or to import clean materials to the site, particularly in relation to proposed garden / landscaped areas. Where clean cover to the site is proposed, this may, depending on its nature, depth and design, remove any potential concerns regarding the presence of infill materials within the development site. However, where the importation of materials is proposed (for whatever purpose), a methodology for the validation of those materials will need to be agreed in writing with the Local Planning Authority, prior to those materials being imported.

Finally, it is advised that it is considered good practice to incorporate basic gas protection measures within the design of any residential development. Basic gas protection measures are considered to constitute a well-constructed ground slab, a low permeability membrane laid continuous across any cavities, minimum penetration of the ground slab, and ventilation of confined spaces within the development. No formal requirement for gas protection measures is however being made.

With respects to condition 4 of the planning consent, given the need for the applicant to undertake a watching brief and confirm their intention in respects to the importation of materials on the basis of the details submitted, only partial discharge of the relevant condition is granted at this time. Full discharge of condition 4 will be granted on satisfactory completion of all required works.

Yours faithfully,

Mrs Andrea Stewart
Planning Officer