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

Date: 10th January 2017
My Ref: 15/00269/DIS
Please Ask for: Karen Huddart
[redacted]

Dear Sirs,

Town and Country Planning Act 1990 (as amended)
Proposal for Erection of Single Detached Dwelling, Land to the North of Ayngarth, Wallace Lane, Forton
Planning Application Number: 15/00269/DIS

I refer to the report entitled 'Phase 1 Desk Study report for Land North of Ayngarth, Wallace Lane, Forton, Lancashire, September 2015'. The report has been prepared by Demeter Environmental Ltd on behalf of Mr K Parker.

Unfortunately the information contained within the reports is insufficient to allow this Section to recommend the full discharge of condition(s) 4, the standard contaminated land condition used by Wyre BC. However, the desk study and site investigation parts of the condition can be considered satisfied. In order to agree the remedial proposals, it should be confirmed whether gas monitoring or pre-emptive gas protection will be implemented on site.

Information specific to this site, required in order to expedite the discharge of condition 4, is requested in the form of bulleted points. All other comments provided are general, and are aimed at informing the format and/or content of any future reports submitted to this Section, and/or informing the requests for further information. Comments have been divided into separate headings for ease of reference.

Desk Study

The desk study has been based, in the main, on a Groundsure report. This Section would always encourage a wide a consultation as possible when compiling the desk study, as per BS10175:2011 (as amended). Nevertheless, there is sufficient information within the report in order to make an appropriate assessment of the risks at the site.

Preliminary Conceptual Site Model (CSM)

The report includes a CSM, which is welcomed. The only potential source identified in the CSM is ground gas. It should also be noted that there appears to be a septic tank on land adjacent to the site. This should also be considered in the CSM.

The ground gas risk will be further assessed through gas monitoring, or alternatively through the provision of pre-emptive gas protection. In order to agree to the next phase of works and/or remedial measures, the final option should be presented for approval.

- Please confirm whether gas monitoring or pre-emptive gas protection will be provided at the site.
- Please include a watching brief during any excavation works at the site, with particular focus on potential contamination from the adjacent septic tank.

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 2A of the Environmental Protection Act 1990. Those providing expert advice to developers should be aware of the future reliance that may be placed on it.

I trust this clarifies this Departments position. Should you require any further information, I can be contacted at the above number, or alternatively email karen.huddart@blackburn.gov.uk .

Yours faithfully,

Karen Huddart
Environmental Protection Officer
Environmental Protection