

68245 – Tottington Manor Farm, Turton Road

Prior approval for the change of use from agricultural building to dwellinghouse

Environmental Health – Contam Land Response

It is understood that the site is currently occupied by an agricultural building which appears to be constructed from corrugated asbestos cement. Current uses in the surrounding area include agricultural land and open fields, agricultural buildings and residential. Previous uses at the site have included open land followed by the current building that was built between 1989 and 1997. Within the surrounding area previous uses have included potentially infilled ponds. The site is not within 250m of a known landfill site and is not in close proximity to any major surface watercourses. The site is located on glacial till over the Lower Coal Measures Secondary A Aquifer.

A statement regarding contaminated land has been provided which makes reference to Guidance on Part 2A of the Environmental Protection Act 1990 and background contamination. Guidance on the implementation of the Part 2A of the Environmental Protection Act 1990 is not relevant to the Planning context. It is my understanding that conditions relating to issues such as contamination cannot be attached to Prior Approval applications.

The proposal is to convert the existing commercial/agricultural building to a dwelling. As the development is introducing a new land use which is more sensitive to contamination, as a minimum a Desk Study and Preliminary Risk Assessment would usually be required. However, having assessed the previous uses at the site and that the fact that the proposed development does not include garden/soft landscaping or new build the risk to future site users from potential soil contamination at the site is considered low. Therefore, on this occasion a full desk study and preliminary risk assessment is not required.

However, based on photographs of the building it appears to be constructed using corrugated asbestos cement panels which could present a risk to human health. Therefore, it is recommended that a pre-refurbishment asbestos survey is carried out before development commences. Any asbestos containing materials removed and disposed of at a suitably licenced waste disposal facility.

**Operations – Environment Section.
13 April 2022.**