

CONTAMINATED LAND – PRIOR APPROVAL – Comments

It is understood that the site is currently occupied by an agricultural building comprising corrugated metal and concrete, and a smaller stable block. Current uses in the surrounding area include agricultural land and open fields, industrial/commercial buildings and residential. Previous uses at the site have included open land followed by the current building that was built between 2000 and 2006. The smaller stables building has been present since prior to 1989. Within the surrounding area previous uses have included potentially infilled ponds and Bradley Fold Textile Machinery Works approximately 120m to the south. 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 ground conditions has been provided which states 'the building has not been subject to heavy industrial processes, the building has been used for light storage of materials, animal feed and tack'. 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 agricultural building to a dwelling and demolish the smaller stable block. 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, the limited outside space proposed development which includes a car parking space, and the lack of 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, as the development includes refurbishment and/or demolition of existing buildings, it is recommended that a pre-refurbishment/demolition 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.
9 May 2022.**