

Memorandum

To:	Planning	From:	Environmental Health
Officer:	Claire Booth	Officer:	Neil Martin
Reference:	3/2012/0525	Extension No:	3214
Date:	25th July 2012		

Planning Application: 3/2012/0525
Location: Fellview Barn, Baygate, Bolton-by-Bowland
Development: Proposed machinery/tractor shed.

Having reviewed the above application I would like to recommend refusal of the application on a number of grounds.

The proposed building and use has the potential to seriously affect the amenities of the area. Within 10m from the proposed building is located a barn which received planning permission for conversion into a domestic property in March 2012. As such any proposed development must ensure that it will not adversely affect this permitted development.

The proposed building is to be used as a machinery/tractor shed. And is of a relatively basic design. The noise levels produced by a tractor, and possibly the other machinery is fairly high and as such insufficient attenuation is provided between the proposed building and the converted barn to prevent adverse noise levels affecting the residents of the converted barn. Particularly given the long hours and early morning s in which farms operate and will undoubtedly use the tractor and other machinery.

A more appropriate location for the building would be further away from this boundary adjacent to the farms other agricultural buildings.

There is also an issue regarding any potential pollution in the future from maintenance work on equipment or defective equipment through the release of oil's etc. Full details of the drainage, catchment and interceptors to be installed would be required prior to any commencement of works.

The mapping information available also shows a building of unknown use on the site and signs of deposits are evident of historical aerial photographs. It is therefore recommended that should permission be granted a suitable contaminated land condition is attached along the lines of the following wording.

Prior to the commencement of development, the following information shall be submitted to the Local Planning Authority (LPA) for approval in writing:

- (a) A Desk Study which assesses the risk of the potential for on-site contamination and ground gases and migration of both on and off-site contamination and ground gases.
- (b) If the Desk Study identifies potential contamination and ground gases, a detailed Site Investigation shall be carried out to address the nature, degree and distribution of contamination and ground gases and shall include an identification and assessment of the risk to receptors as defined under the Environmental Protection Act 1990, Part IIA, focusing primarily on risks to human health and controlled waters. The investigation shall also address the implications of the health and safety of site workers, of nearby occupied building structures, on services and landscaping schemes and on wider environmental receptors including ecological systems and property.
The sampling and analytical strategy shall be submitted to and be approved in writing by the LPA prior to the start of the site investigation survey.
- (c) A Remediation Statement, detailing the recommendations and remedial measures to be implemented within the site.

Any works identified in these reports shall be undertaken when required with all remedial works implemented by the developer prior to occupation of the first and subsequent dwellings. On completion of the development/remedial works, the developer shall submit written confirmation, in the form of a Verification Report, to the LPA, that all works were completed in accordance with the agreed Remediation Statement.

Contaminated Land – Contamination Found During Works

Once works commence on the site, should site operatives discover any adverse ground conditions and suspect it to be contaminated, they should report this to the Site Manager and the Contaminated Land Officer at Ribble Valley Borough Council. Works in that location should cease and the problem area roped off. A Competent Person shall be employed to undertake sampling and analysis of the suspected contaminated materials. A report which contains details of sampling methodologies and analysis results, together with remedial methodologies shall be submitted to the Local Planning Authority for approval in writing. The approved remediation scheme shall be implemented prior to further development works taking place and prior to occupation of the development.

Should no adverse ground conditions be encountered during site works and/or development, a Verification Statement shall be forwarded in writing to the Local Planning Authority prior to occupation of the building(s), which confirms that no adverse ground conditions were found.

Regards

Neil Martin
Environmental Health Officer.