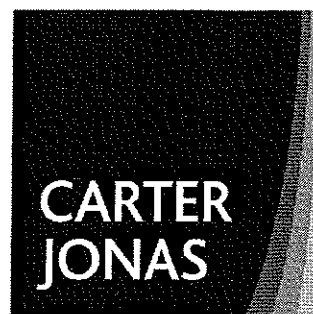




The Property People

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CONTAMINATION ASSESSMENT

RESIDENTIAL DEVELOPMENT AND REPLACEMENT SCHOOL CAR PARK ON LAND AT WHALLEY ROAD, HURST GREEN

Introduction

This assessment accompanies a planning application for the erection of 30 dwellings with the creation of a new access and estate road, a replacement school car park, provision of open space and the demolition of an existing agricultural building.

The purpose of this assessment is to set out information relating to the likely status of the site with regard to possible contamination.

Site Location

The site consists of grazing land and an agricultural building which constructed out of block work and wooden fascia boards although currently it is used for minor storage in association with the land use. The site is located adjacent to St Joseph's Roman Catholic Primary School, to the east of Hurst Green. Existing vehicular access is to the south off Whalley Road.

The existing building is approximately 75 sq metres and is constructed out of Yorkshire boarding with a cement fibre sheet roof. The remainder of the site is grazing land.

Assessment of Historical Context

The site is currently grazed by sheep and the building is used for general minor agricultural storage.

The land has always been used for grazing however a small area is shown as a quarry on the attached historic plans (1912). In 1932 the quarry is labelled as a 'Spring' on the historic map however, by 1970 the quarry has been in filled, to our knowledge with inert materials and returned to grazing land.

The building is a modern agricultural building albeit currently rather tired in appearance, the land has always been used for the grazing of livestock.



Assessment of Environmental Assessment

The site is bounded by dwellings on the western boundary and dwellings and a primary school on the eastern boundary. The building itself is not typically industrial in nature or past use but more simple, modern agricultural building which has been used for minor agricultural storage in association with the land use.

There are considered to be no grounds to suspect that any adverse circumstances would arise to affect private water supplies as a consequence of the development of this site. Equally the site is not, to our knowledge, in close proximity to a land fill or otherwise contaminated site or area of flood risk as indicated from Environment Agency mapping sources.

Assessment of the Site and Surroundings Uses

The application site is currently grazed and used for light storage for the associated agricultural needs onsite. This has been the case for a considerable number of years.

The premises have not been used for vehicle storage or repair, to our knowledge, as a store for fuel or other chemicals that would give rise to the prospect of contamination.

The agricultural uses of the site are of low intensity.

We consider that there are no significant fundamental characteristics which are likely to be capable of giving rise to adverse/undue contamination of the site.

Potential Contamination

Historically the building has been used for agricultural purposes, and to our knowledge has not been used for the storage of fuels or chemicals. As a consequence it is considered that the historic use of the site should not give rise to any basic contamination potential. Surrounding uses do not suggest the potential for contamination either.

As for any development which introduces a new residential development it would be sensible to follow a precautionary approach and consider suitable assessment of the site as part of the ongoing build phase – to satisfy building regulation requirements. It is not considered that contamination is likely to be a significant material planning consideration in this case; therefore, it should not be necessary to require further assessment and analysis prior to determining a planning application on this site.

Conclusion

The proposed development will result in a residential development which is already adjoined by residential developments on 2 boundaries and a primary school.

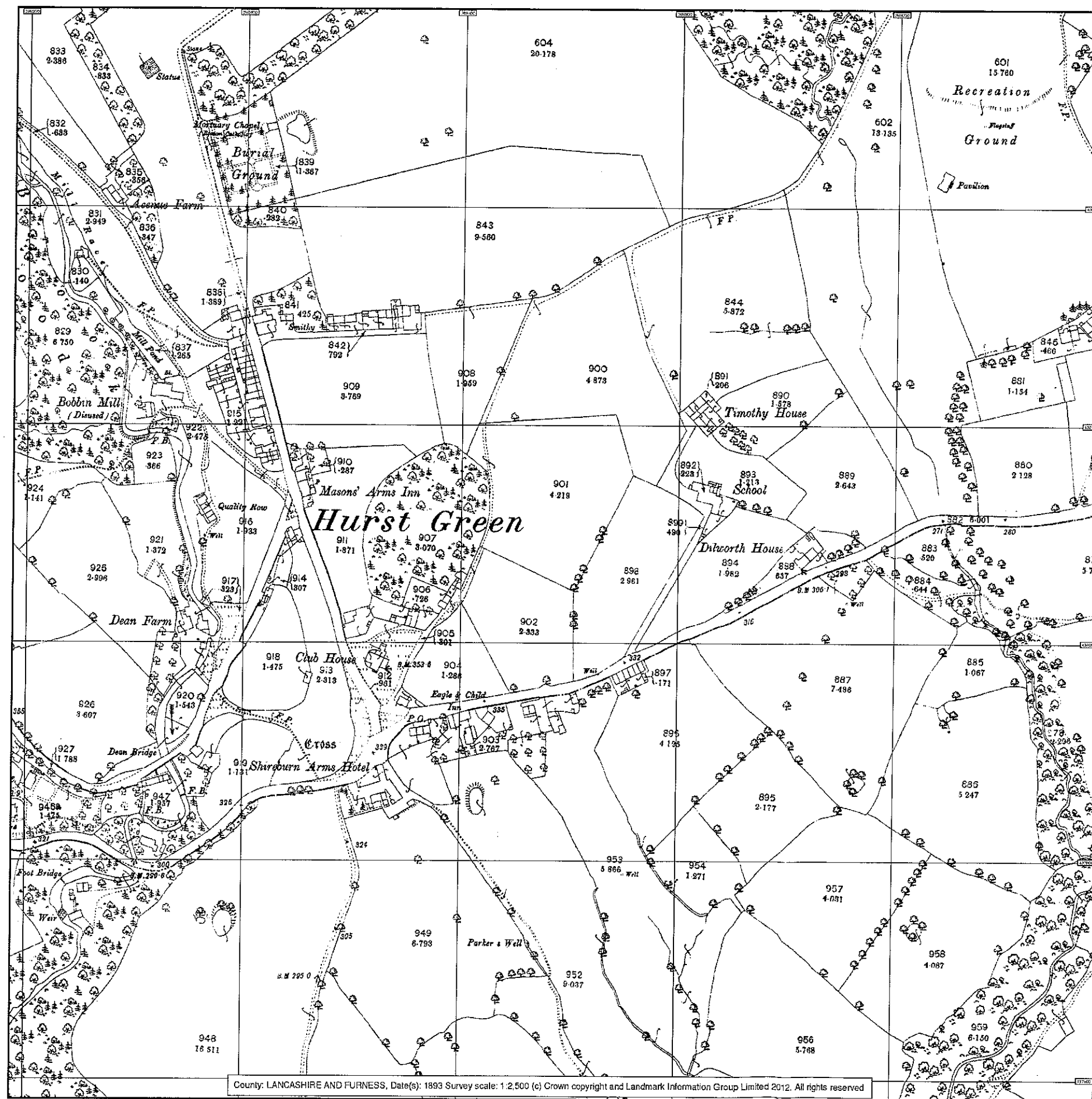


The previous use of the site, given the site circumstances and history, would not have resulted in any substantive undue sources of contamination. Nonetheless given its use, context and site history a more detailed assessment may be advisable on a precautionary basis as part of the progression of the development. The requirement for any further assessment may be suitably required/controlled by planning condition should planning permission be granted.

CARTER JONAS LLP
October 2012



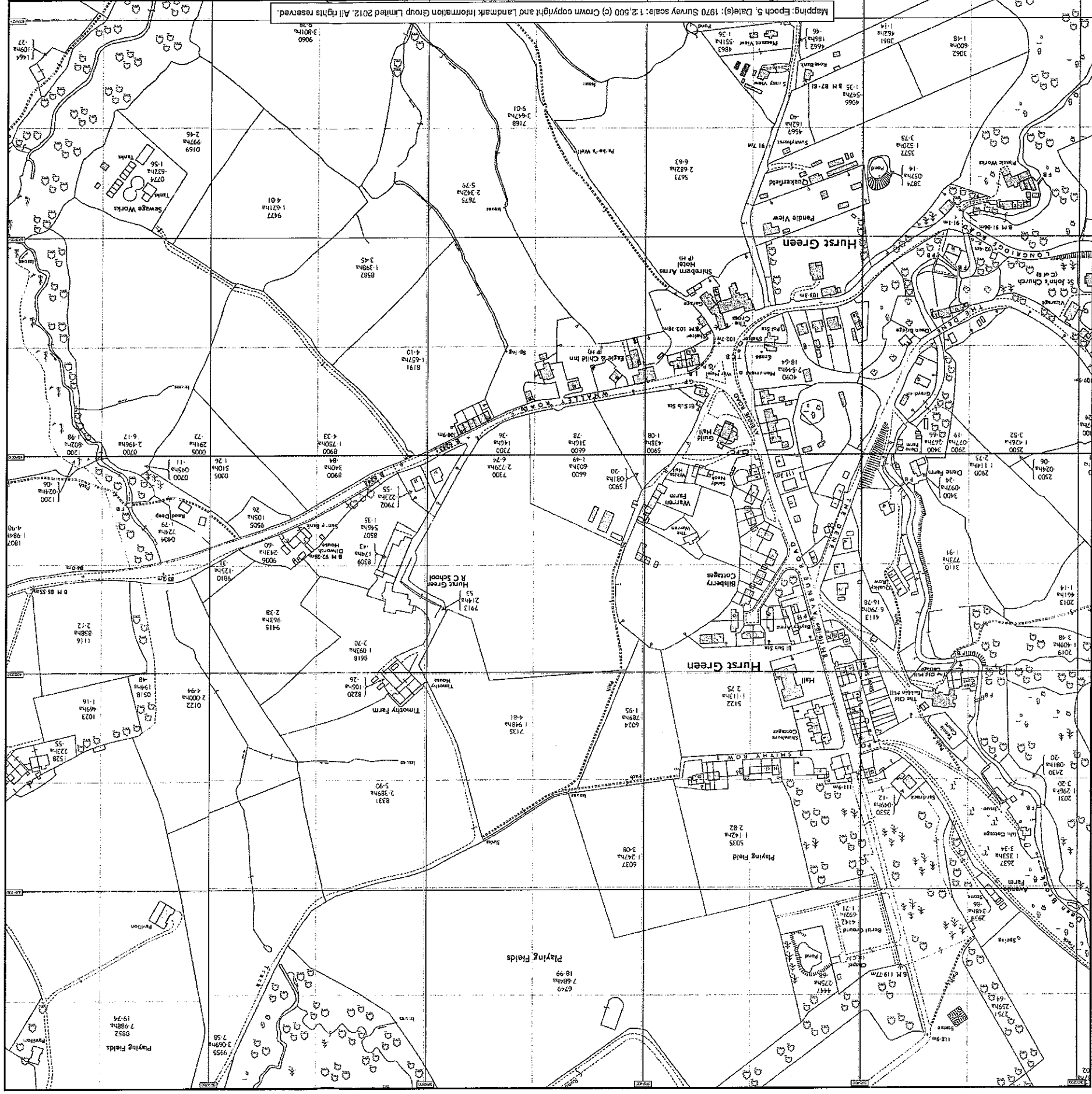
APPENDIX 1
HISTORIC ORDNANCE SURVEY MAPS
(1893, 1912, 1932, 1970)



County: LANCASHIRE AND FURNESS, Date(s): 1893 Survey scale: 1:2,500 (c) Crown copyright and Landmark Information Group Limited 2012. All rights reserved



Landmark Historical Map
County: LANCASHIRE AND
FURNESS
Published Date(s): 1893



Landmark Historical Map
Mapping: Epoch 5
Published Date(s): 1970
Originally plotted at: 1:2,500