

Ref: 13-319-L1
Date: 3rd July 2023

Sean Atkinson c/o Lyndsey Richardson
GMD Pennine Limited
Aqueduct Road
Blackburn
BB2 4HT

BY Email

Dear Sean,

PLANNING REVISION – E3P PHASE 1 DESK STUDY BETTY BARN, WADDINGTON

E3P has been instructed by GMD Pennine Limited to provide a letter to support a new planning application for a barn conversion at Betty Barn, Slaidburn Road, Waddington, Clitheroe, BB7 3JQ; herein referred to as the site.

The client, GMD Pennine Limited, are in the process of submitting a new planning application for the site and the new planning application number is **3/2022/0965**. The new planning application has been submitted to account for the construction of the new extension to the existing barn as part of the conversion.

E3P previously issued a Phase I Geoenvironmental Assessment (Ref 13-319-R01) dated March 2019. The report was prepared for R. G. Parkins and Partners (RGP) on behalf of the client.

For the avoidance of any doubt, the above report should be read both as a precursor to and in conjunction with this document. In respect to contaminated land the following conclusions were made:

Human Health

No significant sources of contamination have been identified at the subject site or within the immediate locality that would pose a significant risk to human health or prejudice the future residential development at the site.

Controlled Waters

The Initial Conceptual Site Model has not identified any potentially significant on-site sources of mobile contamination, viable pathway or a sensitive receptor, as such the site is deemed to pose no unacceptable level of risk to controlled waters.

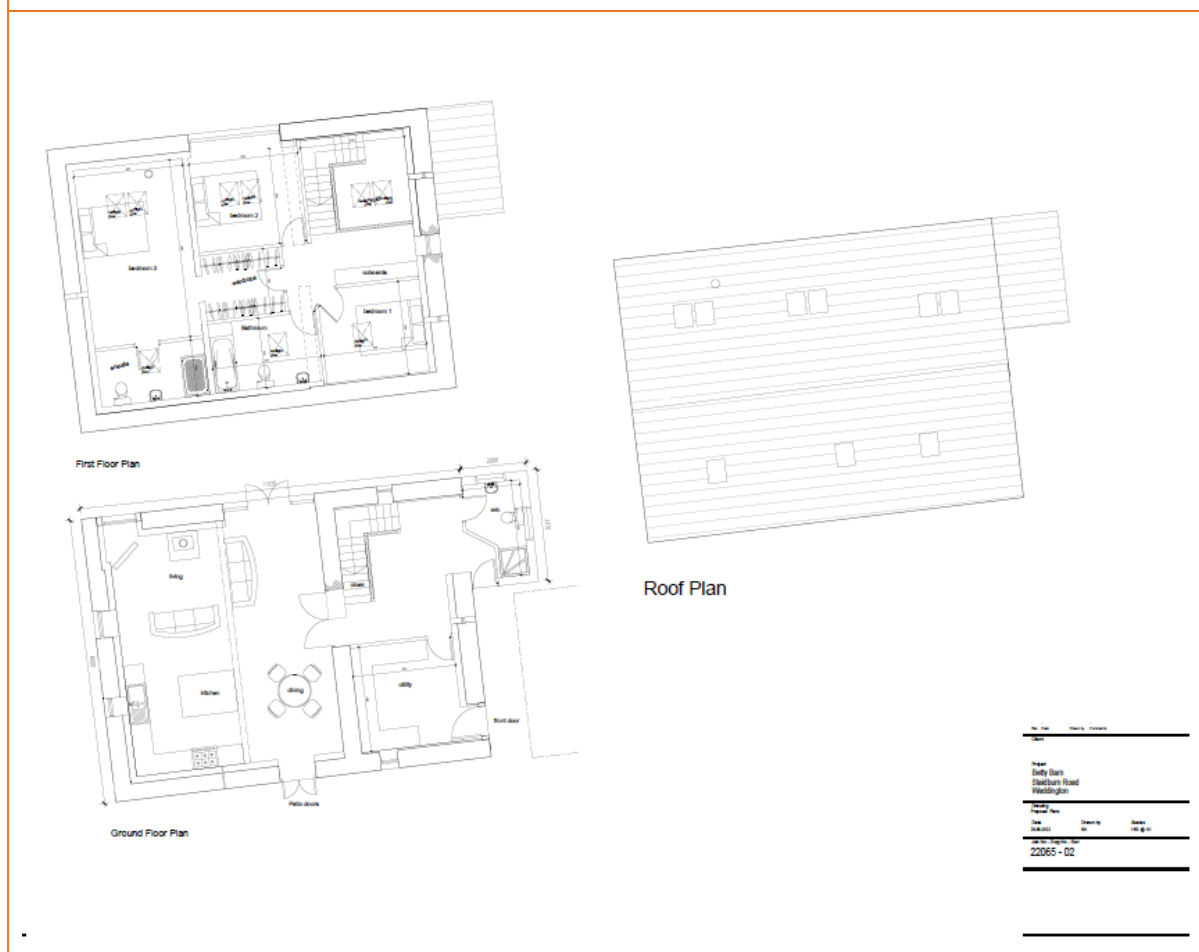
Ground Gas

The Initial Conceptual Site Model has not identified any potentially significant sources of hazardous ground gas and the site is likely to pose a very low risk of ground gas generation.

The Proposed Development Scheme for the site indicated in Figure 1.1 overleaf and appended to the rear.



FIGURE 1.1 SNAPSHOT OF PROPOSED DEVELOPMENT



E3P understands the site conditions have not changed since the submission of the Phase I GSA in March 2019 and given the only changes with the new application relate to a small extension, the conclusions of the current report remain applicable.

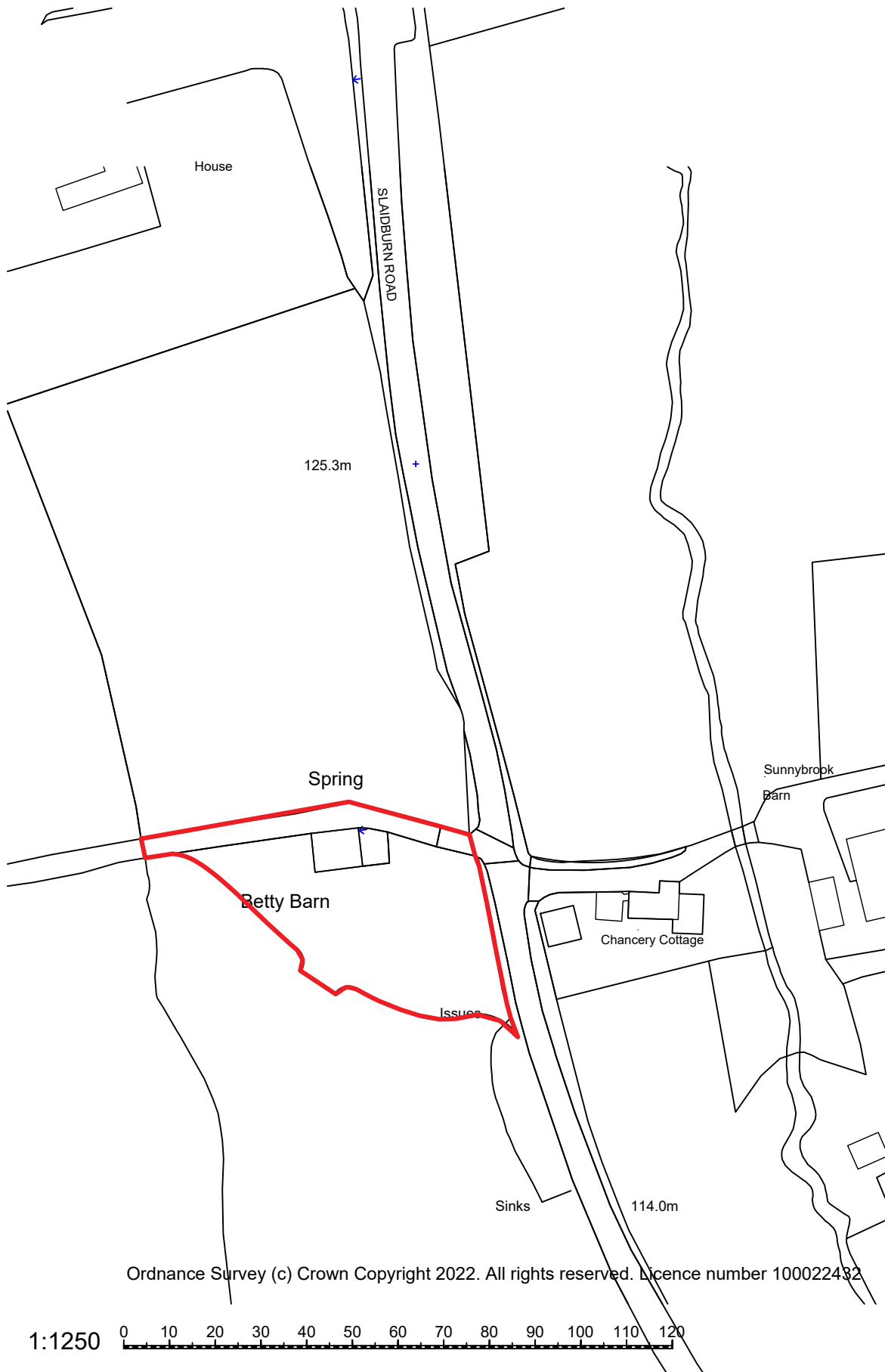
Therefore, E3P recommend that in the absence of any material changes to the current site conditions and only a minor variation to the orientation of the proposed barn conversion, with respect to the contaminated land risk assessment no further reports are deemed necessary for the revised planning submission.

We trust this information is satisfactory to your requirements, and should I be able to be of any further assistance, please do not hesitate to contact me.

Yours sincerely,
For and on behalf of E3P Ltd

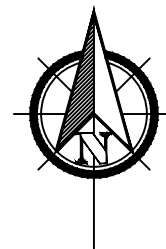
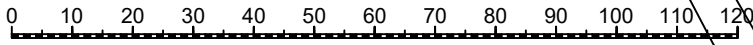
Alex Smith *BSc (Hons), FGS, MEnvSc, CEnv*
Associate Director





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1:1250



Client
Mr Atkinson

Project
Betty Barn
Slaidburn Road, Waddington
BB7 3JQ

Drawing
Site Location Plan

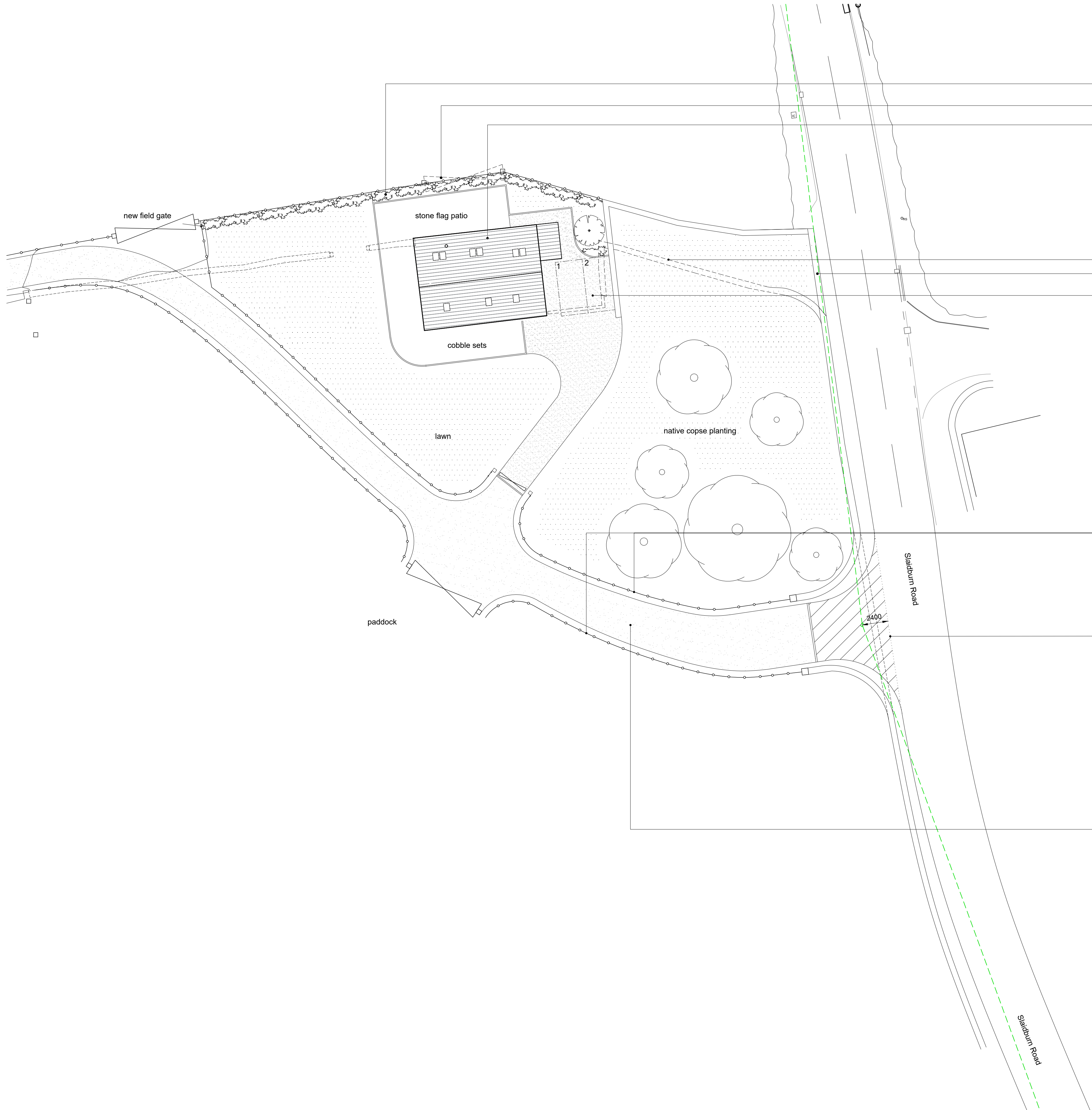
Date
13.10.2022
Drawn by
HA
Job No - Dwg No - Rev

22065 - LP

Scales
1:1250 @ A4

PEAK
ARCHITECTURE
Planning & Architectural
Design Services

22 Hebrew Road, Burnley,
Lancashire, BB10 1NW
Tel: 01282 123456
Mob: 07927289422
Email:
Info@peakarchitecture.co.uk
Website:
www.peakarchitecture.co.uk



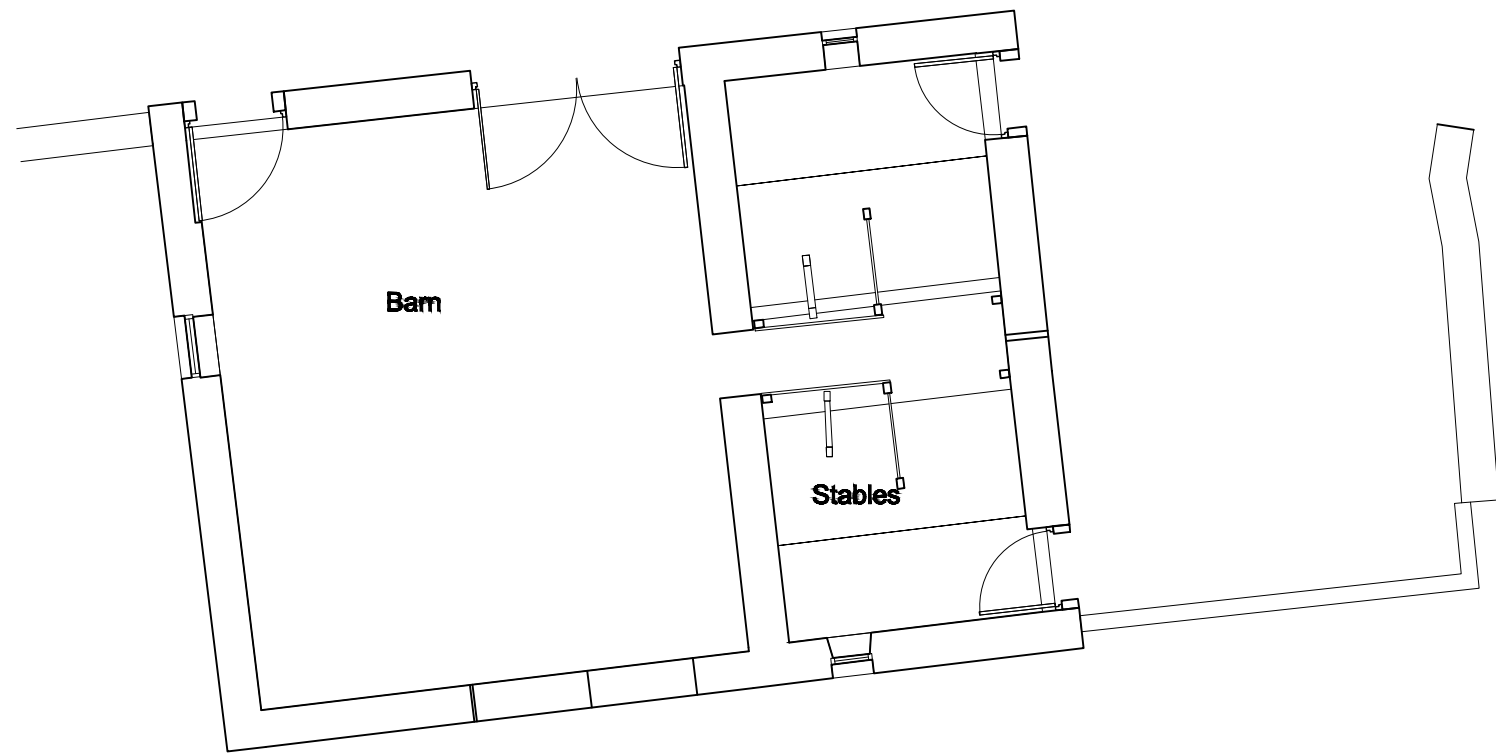
- New hedgerow.
- Field access gate to be relocated.
- Proposed barn conversion.
- Dashed line indicates walls to be removed.
- Existing entrance to be blocked up. Stone wall (to match existing) to be extended. Extent indicated by solid hatching.
- Proposed parking and turning to be stone chipping's to match lane.
- New post and wire fence (to match existing) to road edge boundary.
- Proposed new shared access. 5.5m wide at junction to Slaidburn Road (B6478) narrowing to 3m. 7m of tarmac bound surface to new access from road junction with drainage channel. Access road within RPA to be hand dug including wall and drainage channel, laid with cellweb and water permeable tarmac up to drainage channel and stone chippings beyond drainage channel.
- New road to be stone chipping's to match existing lane.

Rev	Date	Drawn by	Comments
Client			

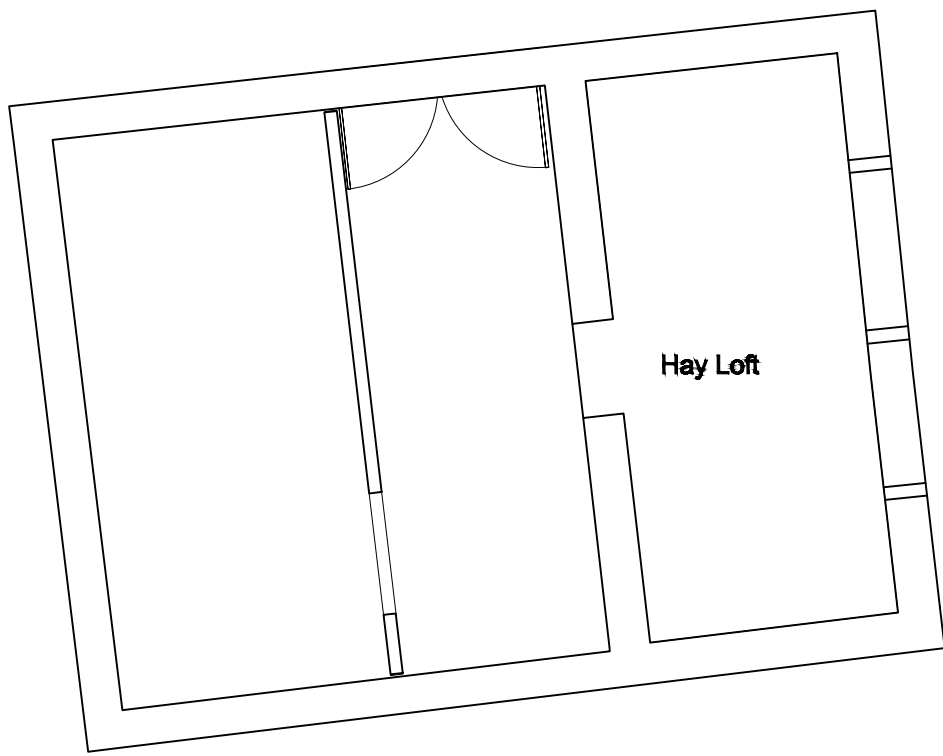
Project
Betty Barn
Slaidburn Road
Waddington

Drawing	Date	Drawn by	Scales
Proposed Site Plan	29.09.2022	HA	1:200 @ A1

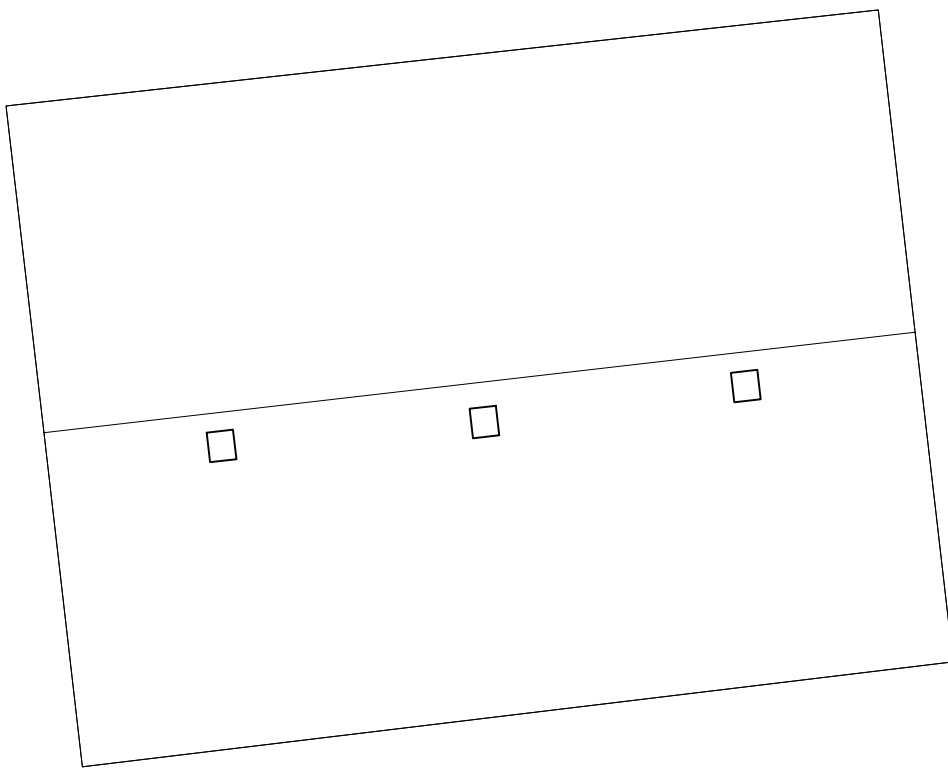
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22065 - SP



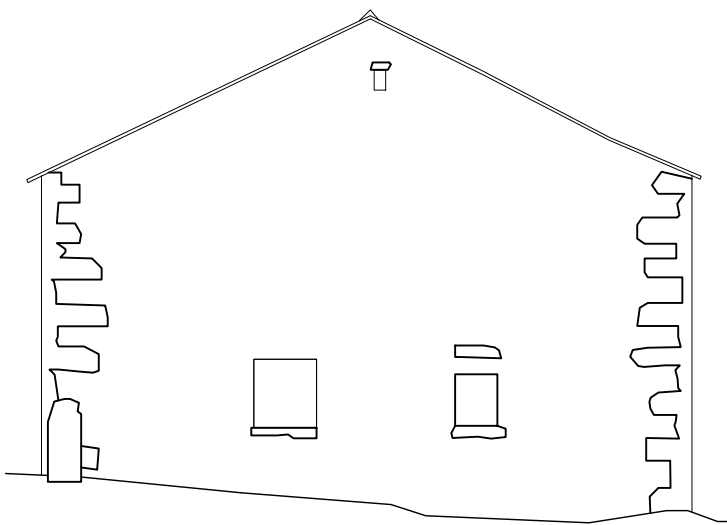
Ground Floor Plan



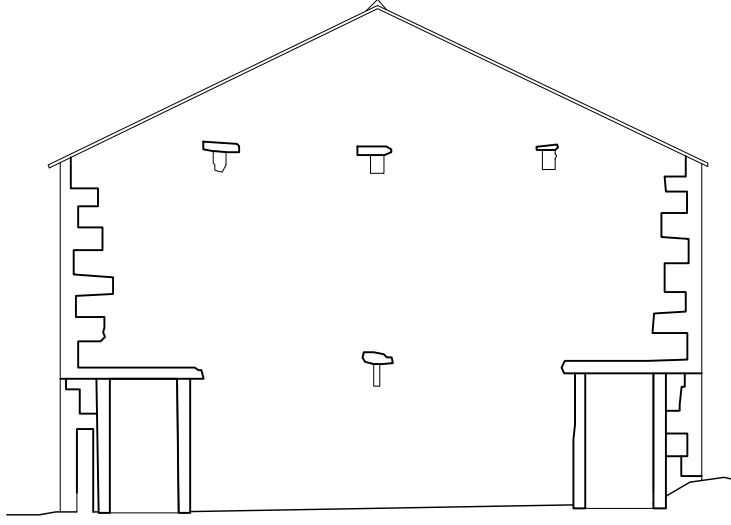
First Floor Plan



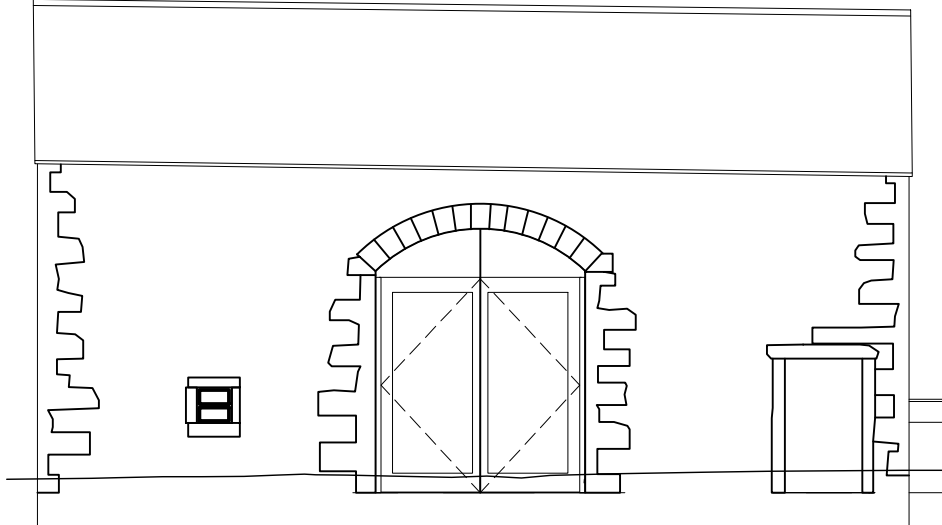
Roof Plan



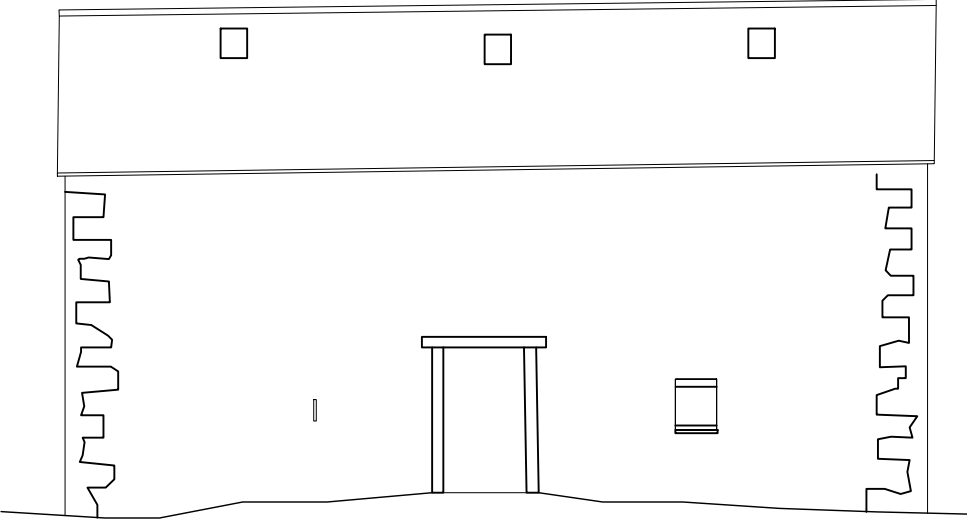
West Elevation



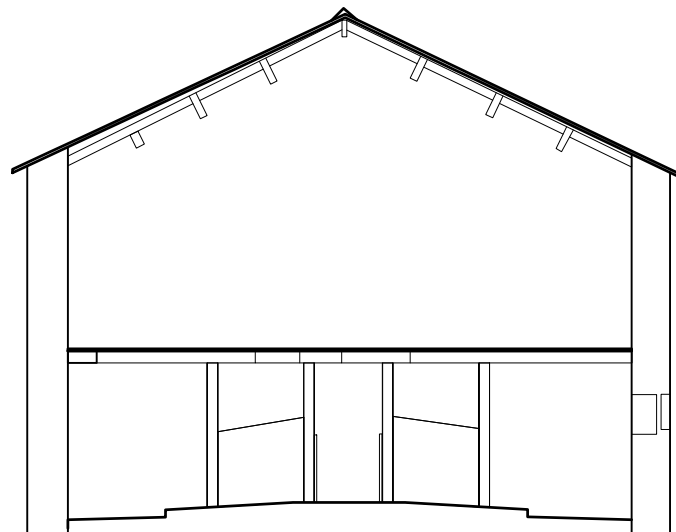
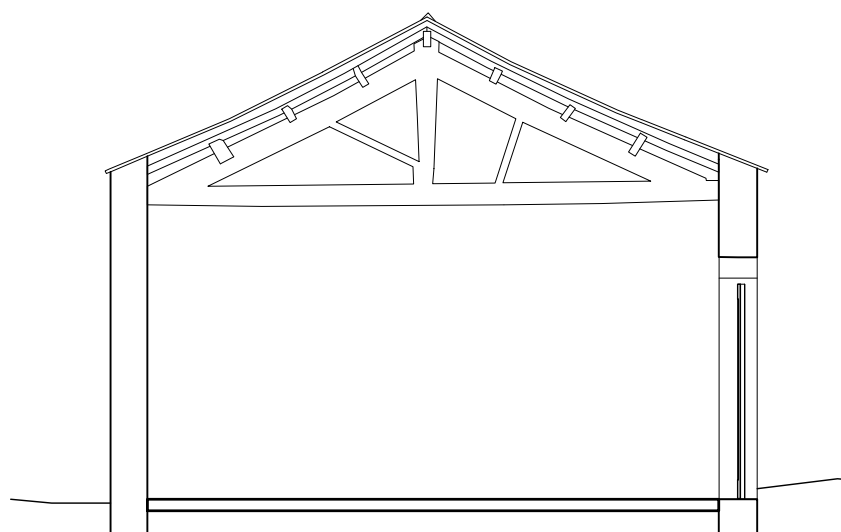
East Elevation



North Elevation



South Elevation



Rev Date Drawn by Comments

Client

Project
Betty Barn
Slaidburn Road
Waddington

Drawing

Existing

Date

29.09.2022

Drawn by

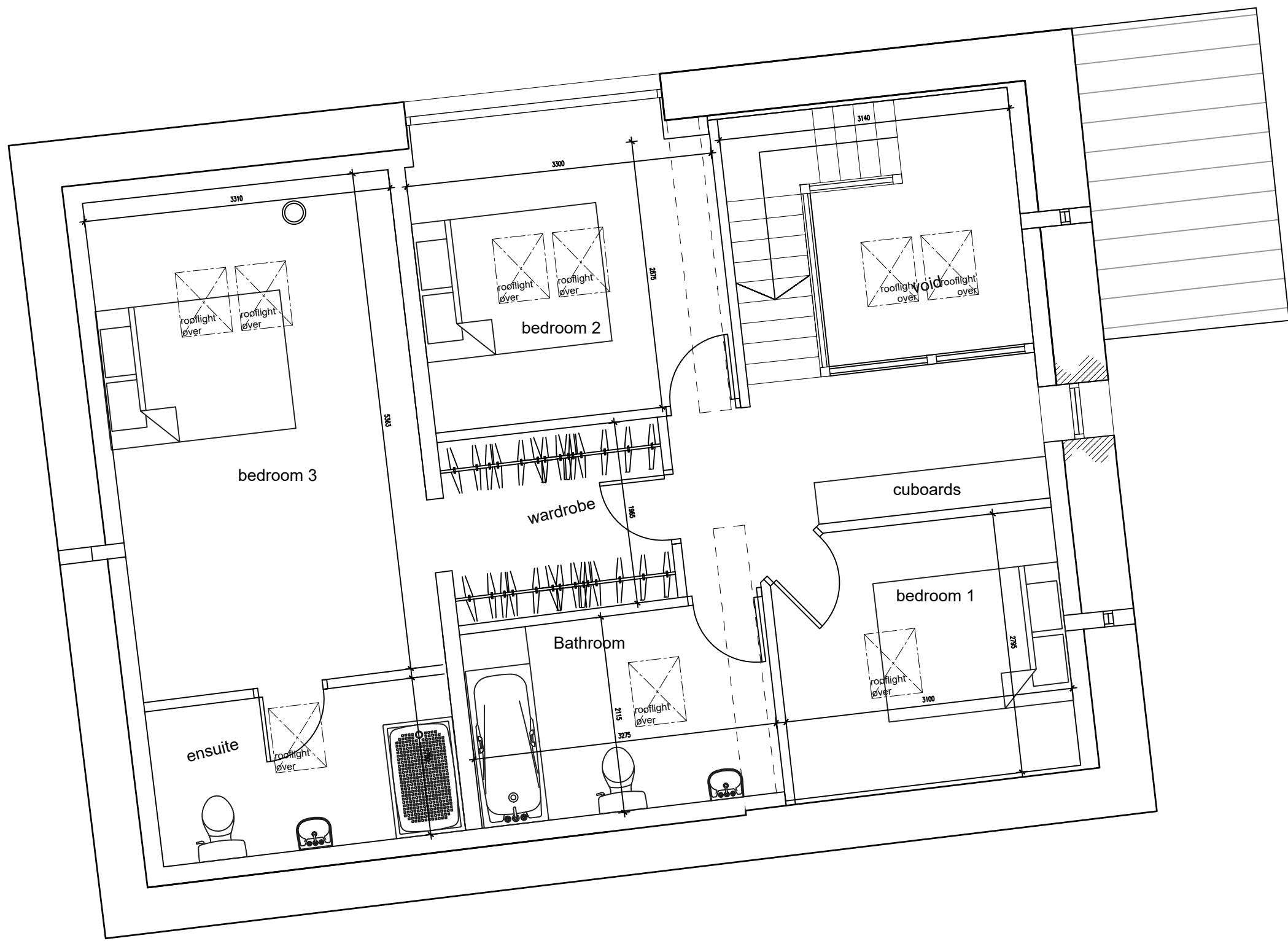
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Scales

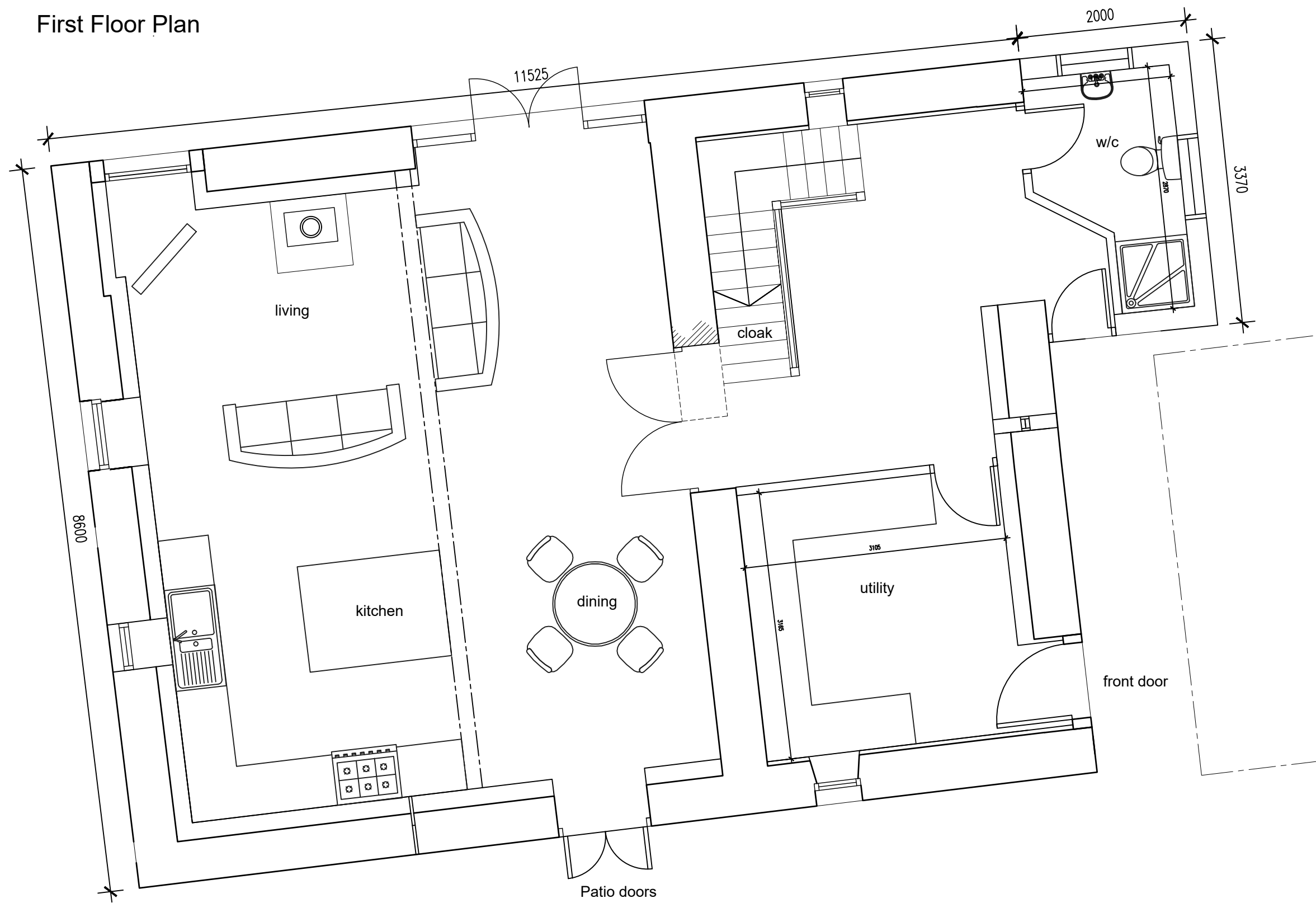
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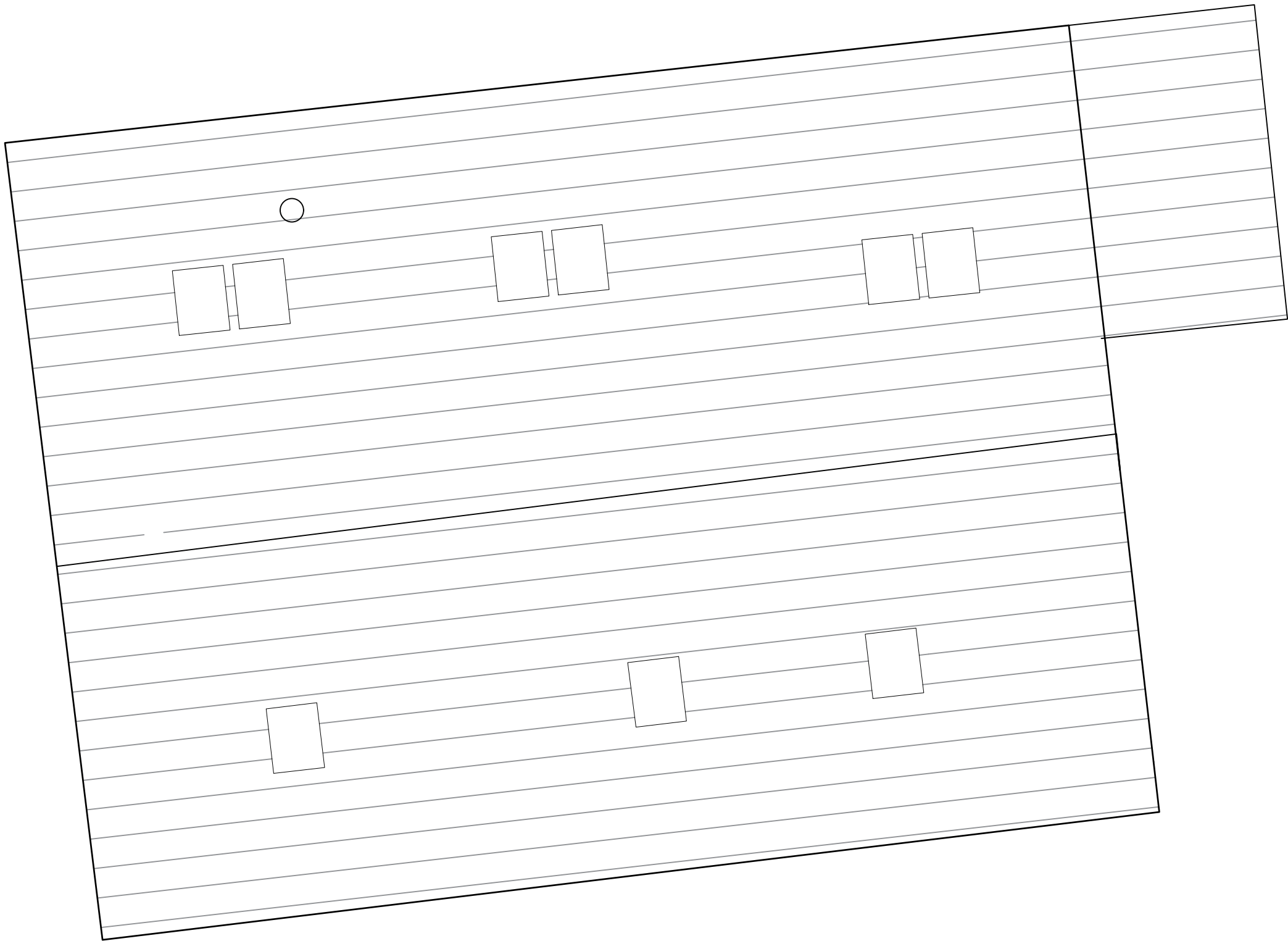
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First Floor Plan



Ground Floor Plan



Roof Plan

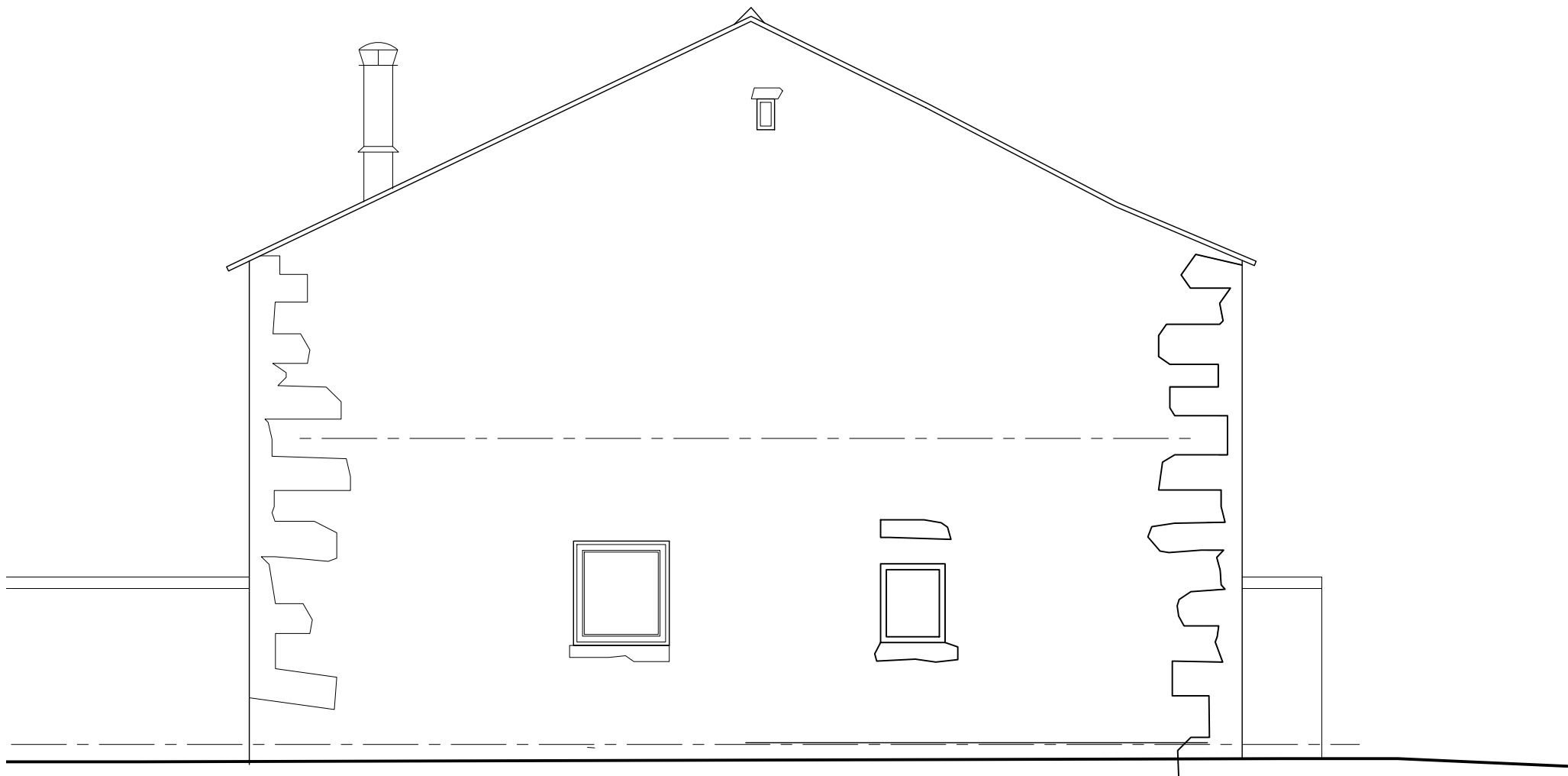
Rev	Date	Drawn by	Comments
Client			
Project			
Betty Barn			
Slaidburn Road			
Waddington			
Drawing			
Proposed Plans			
Date	29.09.2022	Drawn by	HA
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East Elevation



North Elevation



West Elevation



South Elevation

Rev	Date	Drawn by	Comments
Client			
Project			
Betty Barn			
Slaidburn Road			
Waddington			
Drawing			
Proposed Elevations			
Date	29.09.2022	Drawn by	HA
Job No - Dwg No - Rev		Scales	
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