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Addendum to Contamination Risk Report, Site of former Provender Mill, Under-the-Hill, Biddulph Moor, PP-06660394

1. Site Details:

Former Provender Mill
Under the Hill,
Biddulph Moor,
Staffordshire,
ST8 7RR

OS Grid Ref SJ 903 587
Easting 390377
Northing 358741



Fig. 1. The Former Provender Mill.

2. Introduction

2.1 The application site lies on the north side of Under the Hill in Biddulph Moor.

2.2 The site is occupied by a former provender mill and it is proposed that the building be demolished to make way for a dwelling.

2.3 The main part of the building was constructed just after the war and prior to the 1947 Town and Country Planning Act which came into effect on the 1st July 1948. The rear part of the building was added in the early 70's.

2.4 The site gained planning approval for a dwelling with reformed vehicular access in June 2017, ref SMD/2017/0074.

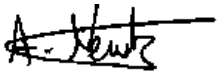
2.5 The site is now in new ownership and the current applicant is seeking planning consent for a smaller dwelling.

2.7 A contamination risk report was submitted under the previous application. This mades reference to an Envirocheck desktop contamination report and a report from the Coal Authority and concluded that Contamination should not be a determining factor in deciding whether or not to approve the redevelopment of the site for residential use. Please refer to the report accompanying application SMD/2017/0074 for further details.

2.8 Notwithstanding the previously submitted information, Condition 7 of SMD/2017/0074 requires a site risk assessment. As worded, the condition is considered rather onerous and we would ask that the authority consider amending the condition so that it simply reads.

"In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. Development should not commence further until an initial investigation and risk assessment has been completed in accordance with a scheme to be agreed by the Local Planning Authority to assess the nature and extent of any contamination on the site. If the initial site risk assessment indicates that potential risks exists to any identified receptors, development shall not commence until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and the natural and historical environment has been prepared, and is subject to the approval in writing of the local planning authority. Following completion of measures identified in the approved remediation scheme and prior to bringing the development into first use, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority. " Or words to such effect.

2.9 At the time of writing, no development has taken place.



A W Newby, B.Sc (Eng). DMS.
PME Planning Services
Friday, 12 January 2018