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**Approval of Details reserved by Condition
Change of use of agricultural building into dwellinghouses (C3) and for
building operations reasonably necessary for the conversion at
Moss Cottage Macclesfield Road Rushton Spencer
Application Ref DET/2020/0006**

1. Introduction

- 1.1 The application site recently gained consent for the aforementioned development, planning ref DET/2020/0006.
- 1.2 The decision included 19 conditions, some of which require the approval of further details.
- 1.3 This application seeks to discharge conditions 9 regarding soil testing and 13 regarding foul drainage.
- 1.4 Conditions 8, 15, 16 and 18, relating to construction and environmental methods, boundaries, joinery details and rainwater goods have already been discharged in application DOC/2020/0101.
- 1.5 It is anticipated that the conditions will be part discharged and fully discharged when complied with.
- 1.6 The condition is italicised with details provided below.

2. Condition 9. Soil contamination:

- 2.1 *Prior to bringing the development into first use, all soils that are intended to be used for the proposed garden/ soft landscaping areas shall be tested for contamination and assessed for their suitability for the proposed use. Prior to sampling, a suitable methodology for testing the soil shall be submitted to and agreed in writing by the Local Planning Authority and shall include the sampling frequency, testing schedules, and criteria against which the analytical results will be assessed.*

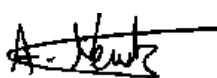
The results of the soil tests shall be submitted and approved in writing by the Local Planning Authority. If soil results indicates that a potential risks exists, development shall not commence until a detailed remediation strategy to bring the site to a condition suitable for the intended use has been submitted to and approved in writing

by the Local Planning Authority. The approved remediation shall be carried out prior to the first occupation of the development.

- 2.2 Three hand dug trial pits have been excavated by specialist geotechnical and environmental contractors, Sub Surface Consultants Ltd.
- 2.3 Soil in the pits were tested and elevated levels of lead and polycyclic aromatic hydrocarbons (PAH) in two of the pits.
- 2.4 The two pits with elevated readings lie within the approved curtilage to the south of the building. The pit with highest readings, Pit HD2 lies close to the boundary with Will Nixon. The levels within Pit HD3, further from the boundary were lower. Pit HD1 lies within the footprint of the former lean-to and had significantly lower levels of lead and PAH.
- 2.5 The report does not speculate on the source of contamination but lead was used as an anti knocking agent in petrol until 1999 and the aromatic hydrocarbons are associated with contamination from bitumen.
- 2.6 It therefore seems likely that the source of the contamination is run-off from the A 523. The entrance to Moss Cottage has a pavement with dropped kerb. The kerb is raised about 30mm above the road surface and through observation, appears effective at preventing surface water from running directly into the site.
- 2.7 Since the highest readings are close to the boundary with Will Nixon, where ground levels are higher, it is likely that the contamination has entered the site along the boundary with Will Nixon. The ground below the former lean-to having been protected by its concrete floor.
- 2.8 The values are assessed against guideline plant uptake values for homegrown produce.
- 2.9 It would be safe to grow vegetables within the footprint of the former lean-to (Pit HD1). However, it is a requirement of Class Q permitted development that the domestic curtilage be no larger than the footprint of the dwelling. For this reason the curtilage is just 50 sq.m and comprises the rectangle of ground to the south of the building. (Refer to the approved Rev 1 Block Plan, dwg No 3.1).
- 2.10 It is proposed that the curtilage be hard surfaced with Indian stone paviours, thereby forming a patio and outdoor amenity area. This will cap the area of contaminated ground and prevent it from being used as a vegetable garden.
- 2.11 Since no soils will be imported, there is no requirement for further testing.
- 2.12 Please refer to the accompanying contamination report and Rev 0 hard landscaping plan, drawing No 9 for further details.

3. Condition 13: Foul Drainage:

- 3.1 The foul drainage from the proposed development shall be discharged to a system which meets the requirements of British Standard (BS) 6297:2007+A1:2008 Code of practice for the design and installation of drainage fields for use in wastewater treatment.
- a) There shall be no connection to any watercourse or land drainage system and no part of the soak away system shall be situated within 10 metres of any ditch or watercourse.
- b) Porosity tests shall be carried out and the results submitted to and approved in writing by the Local Planning Authority to demonstrate their suitable subsoil and adequate land area is available prior to the installation of any soakaway.
- 3.2 It is proposed that foul drainage shall discharge to a Vortex 6 Package Treatment Unit. Please refer to the attached CE certificate of conformity.
- 3.3 The treated water will discharge to a drainage field.
- 3.4 Tests pits have been excavated to determine the percolation value, V_p of the underlying soil. The Percolation Value $V_p = \frac{t_{p75-25}}{d_{75-25}}$
- where: t_{p75-25} = the time for the level to drop from 75 to 25% in seconds
 d_{75-25} = the depth between 75 and 25% in mm
- 3.5 Paragraph 1.38 of Building Regulation H1 states that average values of V_p should lie between 12 and 100. (The minimum value ensures that untreated effluent cannot percolate too rapidly into groundwater).
- 3.6 The average Percolation Value at Pit 1 was found to be **37.9** secs/mm and is acceptable.
- 3.7 The area of the drainage field has been calculated to be 40m². If each pipe is laid in a 600mm wide trench, this would equate to 67m of perforated pipe.
- 3.8 The proposed drainage field should be not be sited within 10m of a watercourse and within 15m of a building.
- 3.9 The nearest watercourse is the Rudyard feeder which lies approximately 45m to the north on the opposite side of the A 523 and uphill. The former Mill Stream lies 125m to the south and downhill.
- 3.10 The nearest buildings are Moss Cottage itself and Ingledene to the south east. The required separation of 15m is achievable.
- 3.11 Please refer to the accompanying drainage report and drainage plan for further details.



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