



5th June 2024

Our Ref: 42334R2/Iss/Rev-A

Maywood Developments Limited
Stanely Farm
Dial Lane
Congelton
Cheshire
SK11 0RU

Dear Maywood Developments Limited,

**LAND CONTAMINATION REMEDIATION STRATEGY
LAND AT STANLEY FARM, DIAL LANE, CONGLETON CHESHIRE, SK11 0RU**

Peak Environmental Solutions Limited is pleased to provide a Land Contamination Remediation Strategy (RemStrat) for an area of land at Stanley Farm off Dial Lane near Congleton in Cheshire, SK11 0RU ('the site'). Figure 1 shows the site location and Figures 2 and 3, the current site layout.

Planning permission for residential development at the site is being sought from Staffordshire Moorlands District Council (SMDC). Development plans are yet to be finalised, but are likely to involve the conversion or re-configuring of the existing structures, with the site access and driveway remaining in their current location.

A Phase 1 Site Investigation has been completed to help assess potential land contamination related risks to the proposed residential development, as follows:

Phase 1 Site Investigation, Land at Stanley Farm, Dial Lane, Congleton, Cheshire, SK11 0RU, prepared for Maywood Developments Limited by Peak Environmental Solutions. March 2024 Ref: 42334R1/Iss-RevA.

The Phase 1 report should be referred to for a full description of the site and environmental setting.

The Phase 1 included a small number of recommendations to be implemented during the redevelopment process to ensure that risks associated with potential land contamination at the site could be effectively managed. Phase 1 redocumentations were included as follows:

- 'There is some limited potential for un-expected ground contamination/thicknesses of made ground or other concerning ground conditions to be identified during the development earthworks. The 'Land Contamination Discovery Strategy' detailed in Appendix F should be agreed with the local planning authority and this (or similar) should be adopted during the ground works to manage any potentially contaminated materials.

- Near surface soil materials present at the site may not be suitable for use at surface in future garden areas. A strategy should be developed to ensure that near surface soils in the future garden/soft landscaped areas do not represent a risk to the future site occupants. The strategy may involve testing of the existing materials and/or importing and placing a suitable thickness of appropriately validated subsoil/topsoil across all of the soft landscaped areas. The strategy should be agreed in advance with SMDC and should be followed by appropriate validation, including a validation report that can be submitted to the local planning authority.
- New site services should be laid in clean service corridors. Below ground water supply services should comply with industry best practice for site development and the requirements of the water utility company.'

The RemStrat has been prepared to assist in the implementation of the Phase 1 recommendations and is designed to form the basis of discussion/agreement with the SMDC Contaminated Land team about the remedial actions that will be undertaken to ensure that the past use of the site does not affect the future site residents or the wider environment.

To address the land contamination recommendations provided by 42334R1, it is recommended that the attached protocols be agreed and adopted during the development process. The protocols should be reviewed following finalisation of the development layout and in particular, the layout and extent of the future garden areas.

Protocol-1: Contractor working arrangements and RAMS

Protocol-2: Approach to off-site disposal

Protocol-3: Requirements for cover layers

Protocol-4: Specifications for imported and site won soils

Protocol-5: Other General Design Requirements

Protocol-6: Land contamination discovery strategy

Protocol-7: Site completion report (verification report)

The RemStrat was finalised in June 2024 and should be read in the light of any subsequent changes in legislation, statutory requirements, statutory/non-statutory guidance, relevant research & industry practices and should be read in conjunction with the relevant guidance documents. Information provided to or obtained by Peak Environmental Solutions has been relied upon in good faith. The RemStrat is subject to our standard terms of business, our standard limitations & exceptions and the limitations & exceptions provided in 42334R1/RevA.

We trust that you will find this acceptable; if you require any further information, please do not hesitate to contact us.

Yours sincerely,

For and on behalf of Peak Environmental Solutions Limited



Clare Dainton

Director

Enc.

- Figures:

Figure 1: Site Location Plan

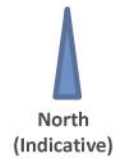
Figure 2: Site Layout Plan

Figure 3: 2021 Aerial Photograph

- Remediation Protocols 1 to 7



Figure 1	Site Location Plan  Site Location Scale: Not to scale	Beechfield, Ninelands Road, Hathersage Derbyshire, S32 1BJ Tel: 01433 659071 www.peakenvironmentalsolutions.com
 PEAK ENVIRONMENTAL SOLUTIONS	Site: Stanley Farm, Dial Lane, Congleton, Cheshire, SK11 0RU Project: 42334R1	



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Figure 2 Site Layout Plan

 Site Boundary (indicative)

Scale: Not to scale



Site: Stanley Farm, Dial Lane, Congleton, Cheshire, SK11 0RU

Project: 42334R1

Beechfield, Ninelands Road, Hathersage
Derbyshire, S32 1BJ
Tel: 01433 659071
www.peakenvironmentalsolutions.com



Figure 3

Aerial Photograph from April 2021



Site Boundary (indicative)

Scale: Not to scale



**PEAK ENVIRONMENTAL
SOLUTIONS**

Site: Stanley Farm, Dial Lane, Congleton, Cheshire, SK11 0RU

Project: 42334R1

Beechfield, Ninelands Road, Hathersage
Derbyshire, S32 1BJ
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REMEDIATION STRATEGY PROTOCOL-1

General Contractor Working Arrangements and RAMS

The contractor works required to implement the protocols should be undertaken under the control of appropriate working arrangements, risk assessments and necessary specific method statements (RAMS), taking into account the RemStrat Protocols and client/contractor duties under the Construction (Design and Management) Regulations 2015, the Health & Safety at Work Act and relevant HSE (Health and Safety Executive) regulations/guidance.

After contract award, demolition contractor(s), groundworks contractor(s) and any specialist remediation contractor(s) should prepare RAMS (including any necessary asbestos Plans-of-Work) that include measures to manage environmental risk, minimise/control dust/vapours and manage asbestos risks.

If necessary, the development team and contractor(s) should also take account of current HSE asbestos guidance and the Joint Industry Working Group Asbestos in Soil and Construction & Demolition Materials (C&DM) guidance ('*Control of Asbestos Regulations 2012: Interpretation for Managing and Working with Asbestos in Soil and Construction & Demolition Materials: Industry Guidance* [CAR-SOIL]). All contractor(s) will need to determine the appropriate CAR-2012 licensing status of their work activities potentially involving asbestos.

Contractor RAMS are not required to be provided in the Remediation Strategy. If required by SMDC, RAMS should be submitted to SMDC in good time within the development programme.

Provision of Detailed Designs

Detailed designs are not required to be provided in the RemStrat. Any necessary detailed designs should be provided by the development team to the relevant parties (e.g. SMDC and/or Building Control) for approval in good time within the development programme.

REMEDIATION STRATEGY PROTOCOL-2

Approach to Off-Site Disposal

Unsuitable and/or surplus construction & demolition materials (C&DM), excavated made ground and soil materials should be removed from site and appropriately disposed/recycled at a suitably licensed facility or facilities.

Control, testing and documentation of the disposal of these materials should be undertaken by the contractor(s) under the relevant legal duty-of-care waste disposal/recycling controls. Appropriate records of estimated volumes/tonnage and dates should be maintained by the contractor(s) in a site diary (or equivalent) and relevant/necessary duty of care documentation/tickets

It is the responsibility of the contractor(s)/client to ensure their compliance with the relevant waste regulations.

These details/records should be retained by the developer/contractor(s) and should be provided as part of Protocol-7.

REMEDIATION STRATEGY PROTOCOL-3***Requirements for Soil Cover Layer in Soft Garden/Landscaping Areas******Requirements for Hard-Surfaced External Landscaped Areas*****Approach for Soft-Cover Garden/Landscaped Areas**

It is recommended that the following be implemented for the final shallow soil profile in soft garden and soft landscaping areas prior to occupation:

Option-A:

In areas where hard surfacing/made ground/building cover are currently in place:

- *The full depth of imported/made ground materials should be removed for appropriate off-site disposal in accordance with Protocol-2.*
- *A simple cover layer at least nominally 600 mm thick comprising verified imported soil or appropriately verified site sourced soil should be placed.*

Option-B:

Remaining soft landscaped garden areas where no hard surfacing/made ground/building cover is present:

- *Either placing of a soil layer at least nominally 200mm thick comprising verified imported soil.*
- Or*
- *Completing sufficient testing of the existing site soils to determine their suitability for use in residential garden areas.*

Shared requirements for Options A & B:

- The final approach for each garden area should be determined when the development design and the proposed garden layout has been finalised.
- The nominal thickness is when placed; some settlement would be expected. Thicker placed soil layers are acceptable.
- The specification & chemical verification of the imported/site won soils should be in line with the Protocol-4.
- The contractor should photograph the prepared areas prior to soil placement. The contractor then photographs the placing of the shallow soils across the area and photograph the placed layer to demonstrate compliance with the required thickness.
- A measurement or clear indicator of depth should ideally be included in ALL the verification photographs; these should be provided at a minimum of two to three separate points per garden/landscaping area (depending on area size) to confirm the required thickness (front/rear garden should be considered separate areas).
- Verification photographs should include indicators of their location(s). A supplementary plan may be used if the photographic evidence is not considered sufficient to locate the photos.
- Local site constraints may prevent the minimum nominal thickness being placed. Deviations should be reasonably documented/photographed where local constraints prevent the full thickness from being placed.

- The photographs, basic commentary and any variations/deviations (see notes above) should be provided in Protocol-7.
- *Inspection and/or supervision of these works by an environmental consultant may not be necessary if the contractor can provide a robust photographic and documentary record on an area-by area basis in line with the requirement below. The contractor can use an environmental consultant for these works if necessary.*

Approach for Hard Surfaced Garden/Landscaped Areas

It is recommended that the following be implemented for hard-cover garden/landscaped areas prior to occupation:

- The hard-surfacing in these areas should be appropriately robust for a residential setting in line with good construction practice; examples of hard surfacing include tarmacadam, concrete, block paving and paving slabs.
- Imported sub-base materials would be expected to be at least 150mm thick in line with good construction practice. This thickness does not require verification.
- The specification of the imported sub-base materials should be in line with the Protocol-4.
- A photographic record during the preparation/placement of these materials/works and of the final areas is not necessary.
- Inspection of these works by an environmental consultant is not necessary.
- Note: roadways, amenity pavements, driveways etc will be designed/constructed in line with good construction practice and as such, will be inherently robust. These types/areas of hard surfacing areas do not require separate consideration in the RemStrat.

REMEDIATION STRATEGY PROTOCOL-4***Specification for Imported Soils used in the Soft Cover Layer******Specification of Sub-base Materials in Hard-Surfaced External Landscaped Areas******Assessment of Site Won Soils*****Requirements for Imported Soil, Engineering Fill and Sub-Base Materials**

All imported top/sub soils, engineering fill, sub-base materials and other aggregates used in the implementation of the RemStrat and in the development scheme should be fit-for-purpose and should be sourced from 'reputable' local/national traceable supplier(s) and conform to relevant standards. The materials should not be obviously contaminated and should be inspected on delivery to ensure the materials are free from deleterious, noxious/odorous materials. Visually impacted or odorous soils ('Deleterious & Noxious Substances') should either be refused 'at the gate' or quarantined for removal. Imported material types should be stockpiled separately.

Unless otherwise agreed with the planning authority, imported materials failing the verification process would be expected to be replaced by materials that meet the requirements of the protocol.

For the simple cover layer of imported soils to be placed in soft garden/landscaping areas, materials sources and the verification approach should be agreed with the planning authority before materials are imported to site. The requirement for laboratory testing and number of samples will be dependent on the material supplier(s) and volumes to be imported.

In addition to any required testing, the contractor should photograph the placing of the shallow soils in each plot/area and photograph the placed layer to demonstrate compliance with the required thickness in accordance with Protocol-3.

Use and Verification of Site Won Soils

In areas where imported materials/made ground/building cover are not currently present, the existing site soils may be considered suitable for use in future garden areas. This should be verified by appropriate soil sample recovery and laboratory analysis of the recovered samples and should be completed under guidance from an environmental consultant who should also determine the sampling frequency based on the volume of soil to be utilised.

Chemical analysis of the recovered samples should be completed for the range of potential contaminants specified in the Phase 1 assessment.

Chemical Quality Criteria for Imported or Site Won Garden Soil Materials

If appropriate depending on material source etc, the chemical quality criteria presented in Table 1 may be useful in assisting with the assessment of chemical quality suitability. It is important that chemical quality assessment criteria are used appropriately when comparing with laboratory data for imported materials, with the assessment criteria typically compared to average/representative concentrations, rather than maximum or isolated elevated/peak levels. Any comparison would be expected to be undertaken by an environmental consultant.

The criteria in Table 1 are drawn from risk-based values are based on a generic CLEA 'residential land use land use with consumption of home grown produce (HGP)' and a sandy loam soil with a 1% SOM

(soil organic matter). In some cases, risk protective lower values or judgement based values (e.g. for sum-TPH and sum-16-PAH) have been adopted to provide an upper ceiling value to limit overall contaminant loadings in the imported materials.

Table 1 - Assessment Criteria in mg/kg

Substance	Dwelling Plots
Soil Inspection	Free from deleterious, noxious/odorous materials
Arsenic	37
Cadmium	11
Chromium	910
Copper	1,000 ⁽¹⁾
Lead	200
Mercury	40
Nickel	130
Selenium	250
Vanadium	410
Zinc	1,000 ⁽¹⁾
Total Cyanide	24
Asbestos	Not-identifiable by Stage 1 testing
Sum BTEX	1
Sum Banded TPH Fractions	500 ⁽²⁾
Sum 16-PAHs	100 ⁽²⁾
Naphthalene	2.3
Benzo(a)pyrene	5
Acenaphthylene	Via Sum
Acenaphthene	
Fluorene	
Phenanthrene	
Anthracene	
Fluoranthene	
Pyrene	
Benzo(a)anthracene	Via BaP
Chrysene	
Benzo(b)fluoranthene	
Benzo(k)fluoranthene	
Indeno(1,2,3-cd)pyrene	
Dibenz(a,h)anthracene	
Benzo(ghi)perylene	Acceptable within range 5 to 9
Soil pH (Potential skin irritant)	
Total Phenols	10 ^(1,2)
Notes: Criteria from the risk-based assessments; (1) lower value than the published reference criteria; (2) pragmatic value to limit overall contaminant loadings.	
THE USE OF HIGHER ALTERNATIVE CRITERIA WOULD NEED TO BE AGREED WITH THE PLANNING AUTHORITY; LOWER CRITERIA CAN BE VOLUNTARILY ADOPTED	

Use of Soil/Aggregates from Other Sources

The use of site-to-site transfer of soils and/or engineering fill materials is not currently allowed for in the RemStrat. The use of a site-to-site transfer would need to be agreed in advance with the planning authority and would require appropriate resource planning to ensure the necessary documentation / authorisations are in place.

Any site-to-site transfer would be excepted to be managed either via a Materials Management Plan operated in accordance with the CL:AIRE DoWCoP ('The Definition of Waste: Development Industry Code of Practice') or via appropriate waste exemptions. It would be the responsibility of the contractor/client to ensure compliance with the requirements of DoWCoP or waste exemptions.

If site-to-site transfer is adopted, then it can be undertaken outwith of the RemStrat as would be controlled either via the DoWCoP regime or via appropriate waste exemptions.

Record Keeping and Verification Reporting

The tickets/receipts for all imported soils, engineering fill and sub-base materials should be retained by the developer/contractor and should be provided as part of Protocol-7. Protocol-2 should be adopted for waste management of excavated soils and surplus soils.

The soil verification information, including any necessary commentary, variations and records, should be provided in the verification report via Protocol-7.

REMEDIATION STRATEGY PROTOCOL-5

Other General Design Requirements

The specification of below ground infrastructure, foundations, underground service corridors, associated materials should be suitable for the chemical quality of the ground at the site.

Necessary measures to protect site utilities and services, including potable water pipes, should be agreed at the appropriate time between the development team and Building Control and any relevant utility providers.

The requirement for mitigation measures for radon gas and brine subsidence risks should be discussed and agreed separately by the development team with SMDC and Building Control at the appropriate time.

None of these requirements need to be included in the reporting under Protocol-7.

REMEDIATION STRATEGY PROTOCOL-6

Land Contamination Discovery Strategy

The discovery strategy was included in the Phase 1 investigation and reproduced here for completeness. The strategy should be adopted by the developer/contractor during groundworks. Personnel and contractors involved in groundworks and the early stages of construction should be briefed about the potential for unidentified ground contamination and undesirable ground conditions.

Personnel and contractors should be instructed to report evidence of contamination and undesirable ground conditions to the site manager. The following are examples of ground contamination and undesirable ground conditions that should be reported to the site manager:

- Any potentially asbestos containing materials, including suspected asbestos fibre board and cement bonded fragments.
- Fuel or oil like substances in soils or groundwater/perched water.
- Buried waste materials including intact containers, tar and ash.
- Rapid changes in soil colour including to red, orange, yellow, green, light or dark blue, etc.
- Any other unexpectedly odorous, unusual or discoloured soils.
- Any unexpected light headedness or feelings of nausea occurring during the ground works.
- Unexpected made ground soils, especially in the vicinity of building footprints and services.
- Any other concerns or areas of uncertainty.

The site manager will be responsible for collating information, recording observations and contacting an environmental consultant to assist in dealing with any potential contamination issues. Materials potentially contaminated with asbestos should be dealt with in accordance with HSE guidance, CAR2012 and current UK best practice. Where required, the environmental consultant will assist via the following works:

- Informing the LPA and providing appropriate information about the findings, as required.
- Investigation, sampling and laboratory analysis of potentially contaminated materials to assess the severity and scale of the suspected contamination.
- Chemical analysis of samples for the range of potential contaminants including:
 - *Arsenic, cadmium, chromium, copper, lead, mercury, nickel, selenium, vanadium, zinc*
 - *Banded total petroleum hydrocarbons (TPH) fractions C6-C35*
 - *Priority 16 polyaromatic hydrocarbons (PAHs)*
 - *Asbestos identification and quantification*
- Comparison of the analysis results against the appropriate site assessment criteria. These may include those detailed in Table 1, or other robust risk-based criteria.
- Method statements for excavation/removal (or other agreed remedial intervention) of soils that contain potentially unacceptable concentrations of contaminants (e.g. exceeding criteria in Table 1 or other assessment criteria). Any off-site disposal of materials and re-instatement with imported materials should be completed in accordance with current waste disposal legislation.
- Implementation of any remedial/verification works & recovery of verification samples.

- Reporting. All works should be documented for submission to the LPA.

If unexpected ground contamination is identified during ground preparation, then works implemented under the Discovery Strategy will be appropriately documented in a verification report; this would be expected to include a photographic record, analytical results and interpretation, any remediation verification works and waste disposal records.

If no unexpected ground contamination is identified during ground preparation, this should be confirmed to the LPA by the developer prior to occupation as part of the verification reporting.

Table 2: Adopted Soil Assessment Criteria in mg/kg

Substance	HHAC Residential With Plant Uptake	Source
Arsenic	S4UL 40; C4SL 37	S4UL & C4SL
Cadmium	S4UL 11; C4SL 22	S4UL & C4SL
Chromium	910	S4UL
Copper	2,400	S4UL
Lead	C4SL 200	C4SL
Inorganic Mercury	40	S4UL
Nickel	130	S4UL
Selenium	250	S4UL
Vanadium	410	S4UL
Zinc	3,700	S4UL
Naphthalene	2.3	S4UL
Acenaphthylene	170	S4UL
Acenaphthene	210	S4UL
Fluorene	170	S4UL
Phenanthrene	95	S4UL
Anthracene	2,400	S4UL
Fluoranthene	170	S4UL
Pyrene	620	S4UL
Benzo(a)anthracene	7.2	S4UL
Chrysene	8.7	S4UL
Benzo(b)fluoranthene	2.6	S4UL
Benzo(k)fluoranthene	77	S4UL
Benzo(a)pyrene	S4UL 2.2; C4SL 5.0	S4UL & C4SL
Indeno(1,2,3-cd)pyrene	27	S4UL
Dibenz(a,h)anthracene	0.24	S4UL
Benzo(ghi)perylene	320	S4UL
Total Phenols	120	S4UL
TPH (C6 - C8)	42 (aliphatic TPH C5 - C7)	S4UL*
TPH (C8 - C10)	27 (aliphatic TPH C8 - C10)	S4UL*
TPH (C10 - C12)	74 (aromatic TPH C10 - 12)	S4UL*
TPH (C12 - C16)	140 (aromatic TPH C12 - C16)	S4UL*
TPH (C16 - C21)	260 (aromatic TPH C16 - C21)	S4UL*
TPH (C21 - C35)	1,100 (aromatic TPH C21 - 35)	S4UL*
Asbestos	Detection	-

* Analysis results should be compared against the aliphatic OR aromatic HHAC, whichever is lower; DL = Detection Limit
S4UL - Suitable for use level; C4SL - Category 4 screening level; Assessment criteria from: DEFRA, CL:AIRE. December 2013. SP1010: Development of Category 4 Screening Levels for Assessment of Land Affected by Contamination. Final Project Report and Technical Appendices A to I. Land Quality Management, CIEH. 2015. The LQM/CIEH S4ULs for Human Health Risk Assessment.

REMEDIATION STRATEGY PROTOCOL-7

Site Completion/Verification Report

A Site Completion Report (SCR) should be submitted and approved in writing by SMDC. The SCR should provide appropriate details of the works and necessary verification records associated with implementation of the RemStrat. Each RemStrat protocol outlines the reporting requirements for the verification report.

Where necessary, the verification report can be divided into a number of separate documents for submission to SMDC.

Dealt with by: Environmental Health

Our Ref: SMD/2025/0249

Direct Dial: (01538) 395400

Your Ref: as above

Email: EHealth.Consultation@highpeak.gov.uk

Date: 12th August 2025

MEMORANDUM: PLANNING CONSULTATION
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LOCATION

**Stanley Farm Bungalow Dial Lane
Congleton**

PROPOSED DEVELOPMENT

**DEMOLITION OF 2 AGRICULTURAL BUILDINGS TO BE
REPLACED BY CUSTOM SELF-BUILD HOUSE;
INSTALLATION OF A PACKAGE SEWAGE TREATMENT
PLANT, INSTALLATION OF GROUND SOURCE HEAT
PUMP PIPE WORKS, SOLAR PANELS AND THE
CONSTRUCTION OF 1.8M BOUNDARY WALL**

Potential Areas of Environmental Concern -

1. Construction Impacts (condition)
2. Land contamination - Historic Landfill
3. Lighting Impacts (condition)
4. Drainage (Building Regulations)
5. Coal mining (Low Risk)
6. Sound insulation (See advisory)

General Comments as per det/2024/0011

- Noise – DET/2024/0011 applied for one barn to be converted, this application requires both barns to be converted which would remove the concern about adverse noise impacts to future residential amenity.
- Asbestos: A Demolition or refurbishment asbestos survey and risk assessment should be carried out prior to the demolition/renovation of the existing buildings. The enforcing authority for this type of work is the Health and Safety Executive (HSE) and it is recommended that you contact them directly to discuss their requirements: <http://www.hse.gov.uk/>
- Contamination: The applicant has submitted a phase 1 site investigation by Peak Environmental Solutions Ref: 42334R1

The report is considered a good assessment of the potential contamination risks associated with the development. It identifies a low/moderate risks to the site users and other receptors associated with potential land contamination from sources. This is accepted.

The consultant recommends the following actions to ensure the identified risks are mitigated

1. Adoption of The 'Land Contamination Discovery Strategy (presented in appendix F).
 - This is accepted **
2. A strategy should be developed to ensure that near surface soils in the future garden/soft landscaped areas do not represent a risk to the future site occupants. The strategy may involve testing of the existing materials and/or importing and placing a suitable thickness of appropriately validated subsoil/topsoil across all of the soft landscaped areas. The strategy should be agreed in advance with SMDC and should be followed by appropriate validation, including a validation report that can be submitted to the local planning authority.
 - This should be provided in a remediation strategy**
3. New site services should be laid in clean service corridors.**

Update

The applicant has submitted a remediation strategy produced by Peak Environmental Solutions Ref: 42334R2/Iss/Rev-A, land contamination remediation strategy Land at Stanley farm, dial lane, Congleton Cheshire, SK11 0RU, This is accepted.

The applicant will still be required to verify that the remediation has taken place (in line with the strategy) and a condition is recommended

Recommendation – No objection from Environmental Health subject to condition.

1. Construction & Demolition works: Time of operations

Unless prior permission has been obtained in writing from the Local Planning Authority, all noisy activities shall be restricted to the following times of operations.

- **08:00 - 18:00 hours (Monday to Friday);**
- **08:00 - 13:00 hours (Saturday)**
- **No working is permitted on Sundays or Bank Holidays.**

In this instance a noisy activity is defined as any activity (for instance, but not restricted to, building construction/demolition operations, refurbishing and landscaping) which generates noise that is audible at the site boundary.

Reason: *To avoid the risk of disturbance to neighbouring dwellings from noise during unsocial hours.*

2. Construction & Demolition: Pollution Control

- I. Any waste material associated with the demolition or construction shall not be burnt on site but shall be kept securely for removal to prevent escape into the environment. All waste transfer records should be retained for inspection by officers of the Local Planning Authority;

- II. No activity hereby permitted shall cause dust to be emitted beyond the site boundary so as to adversely adjacent residential properties and/or other sensitive uses and/or the local environment. In the event dust is caused to escape the site boundary the activity shall be stopped until sufficient dust suppression has been undertaken to prevent further escape. There shall always be the appropriate means and sufficient water resources on site for dust suppression. These should be made available for inspection when required by officers of the Local Planning Authority

Reason: *To protect the amenities of the area during construction*

3. Contamination

- 3 (a) Following completion of measures outlined in the approved remediation scheme by Peak Environmental Solutions Ref: 42334R2/lss/Rev-A ,land contamination remediation strategy Land at Stanley farm, dial lane, Congleton Cheshire, SK11 0RU, 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.
- (b) If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures.

The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

4. Importation of Soil/Material

No top soil is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development, a suitable methodology for testing this material should be submitted to and agreed by the Local Planning Authority prior to the soils being imported onto site. The methodology should include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and validatory evidence submitted to and approved in writing to by the Local Planning Authority.

Reason (common to 3-4):- *To ensure that the proposed development meets the requirements of the National Planning Policy Framework in that all potential risks to human health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks.*

5. Lighting Condition

The artificial lighting incorporated into this site in connection to this application shall not increase the pre-existing illuminance or cause at the adjoining light sensitive locations when the light (s) is (are) in operation. Details of all artificial lighting to be installed under this permission should be submitted to and approved by the Local Planning Authority prior to development commencing.

Reason: *To protect the local amenities of the local residents by reason of excess of illuminance.*

Advisory Note/ Informative:

Please be aware that the responsibility for safe development and secure occupancy of the site rests with the developer.

- A Demolition or refurbishment asbestos survey and risk assessment should be carried out prior to the demolition of the existing buildings. The enforcing authority for this type of work is the Health and Safety Executive (HSE) and it is recommended that you contact them directly to discuss their requirements: <http://www.hse.gov.uk/>
- Any approved foul drainage system should meet the British Standard 6297:2007+A1:2008: Code of practice for the design and installation of drainage fields for use in wastewater treatment <http://www.bsigroup.com>
- Advice on controlling flies and light can be found in: Statutory Nuisance from Insects and Artificial Light (defra 2005) available as a free download <http://archive.defra.gov.uk/environment/quality/local/legislation/cnea/documents/statnuisance.pdf>
- The lighting scheme should comply with the Institution of Lighting Professionals Guidance Note for the reduction of obtrusive light 2011(or later versions). It should be designed so that it is the minimum needed for security and operational processes and be installed to minimise potential pollution caused by glare and spillage.

Illuminated area m ²	Zone E1	Zone E2	Zone E3	Zone E4
Up to 10.00	100	600	800	1000
Over 10.00	n/a	300	600	600

Environmental Zones			
Zone	Surrounding	Lighting Environment	Examples
E0	Protected	Dark	UNESCO Starlight Reserves, IDA Dark Sky Parks
E1	Natural	Intrinsically dark	National Parks, Areas of Outstanding Natural Beauty etc.
E2	Rural	Low district brightness	Village or relatively dark outer suburban locations
E3	Suburban	Medium district brightness	Small town centres or suburban locations
E4	Urban	High district brightness	Town/city centres with high levels of night-time activity

The guidance advises that, where an area to be lit lies on the boundary of two zones or can be observed from another zone, the limits used should be those applicable to the most rigorous zone.

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- During any demolition and construction activities (including landscaping) the contractor shall take all reasonable steps to prevent dust formation and prevent any dust formed from leaving the site boundary.

- The control of dust and emissions from construction and demolition Best Practice Guidance, produced by the greater London councils <http://www.london.gov.uk/sites/default/files/BPGcontrolofdustandemissions.pdf>
- Building Research Establishment Guidance Document 'Control of Dust from Construction and Demolition Activities' (BR456)
- If required, Contamination risk assessments shall be carried out in accordance with UK policy the Land contamination risk management framework (LCRM), published by the Environment Agency <https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>
 - Submission of reports should also be made to the Environment Agency for comment with regard to their remit to protect ground and surface waters from pollution and their obligations relating to contaminated land.
 - The Local Planning Authority will determine the acceptability of reports on the basis of the information made available to it. Please be aware that should a risk of harm from contamination remain post development, where the applicant had prior knowledge of the contamination, the applicant is likely to be liable under Part II (a) of the Environmental Protection Act 1990 and as such become an "appropriate person". In this event the applicant will be lawfully responsible to remove the risk posed by the contamination.
 - Equally if during any site works a pathway for any contaminant on site is created and humans, waters, property or ecological systems are exposed to this, the applicant or those acting on behalf of the applicant will be liable under part II (a) of the Environmental Protection Act 1990 if the risks are not adequately addressed during the site redevelopment.
 - During investigation and remediation works the applicant and those acting on behalf of the applicant must ensure that site workers, public property and the environment are protected against noise, dust, odour and fumes
 - The applicant is advised that should there be a requirement as part of the Remediation Strategy to treat, reuse or remove contaminated material on the site, the Environment Agency must be consulted, as these activities may need to be licensed or permitted. Contaminated materials identified for removal off site must be disposed of in an appropriately licensed landfill site.
 - Staffordshire Moorlands District Council is keen to liaise with all stakeholders involved in this application. As such, we recommend that a proposed scope of works is forwarded to the Environmental Protection Department and agreed in principle prior to site investigation works being undertaken. The Environmental Protection Department is also prepared to review draft copies of reports prior to final submission to the Planning Department in order to ensure that works undertaken are sufficient to discharge the contaminated land conditions.

Regards,

Environmental Health