
From: Environmental Health
Sent: 20 August 2024 15:48
To: Development Control
Cc: Sarah Papaleo
Subject: PLANNING APP 4/24/2254/0F1 - LAND AT BREWERY BROW, PARTON

Although this proposed development is minor in scale, the site on which it is based has a historical industrial legacy that unfortunately impacts on this application.

The remains of buildings and tanks that comprised the former Parton Brewery are to be found around the western and southern boundaries of the site, although not within the direct scope of the proposed development.

The site in general, and the track off Brewery Brow, were in the ownership of the Brewery however and are marked as such on old OS Maps.

It is possible that the land could be affected by historical contamination (VOCs, SVOCs) from this past use, though investigative ground works are not considered necessary. A condition for unexpected contamination would suffice.

The Coal Mining Risk Assessment, and the comments from the Coal Authority, do require further intrusive investigation works and ground / mine gas monitoring.

As the Coal Authority have requested a planning condition to cover this, Environmental Health would support this request.

The site, on a steep bank, is also affected by surface / ground water ingress from land above and this could potentially exacerbate any ground stability problems raised in the Coal Mining Risk Assessment, and compromise the proposed plans for a soakaway system for surface water drainage - the comments from the Highways Authority & LLFA in this regard are noted.

As such, Environmental Health does not object to this application but requests the following condition:

- Land Affected by Contamination – Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and, where remediation is necessary, a remediation scheme must be prepared, submitted to and approved in writing by the Local Planning Authority.

Following completion of remediation measures identified, a verification report must be prepared and approved in writing by the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Regards

Environmental Health

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