

BRIEF ENVIRONMENTAL AUDIT

Proposed Change of Use

Branch Road Farm

Branch Road

Littleborough

OL15 0AB

Author: Daniel Slattery
Client: Mr Wildman.
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Revision	Date	Reason
0	December 2019	Original to support planning application.

T J Booth Associates.
20A Eastgate St,
Rochdale,
Lancs,
OL16 1DH.
Tel: 01706 868288.
Email: office@tjba.co.uk

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1. INTRODUCTION.

T. J. Booth Associates have been appointed by MR Wildman to undertake a Brief Environmental Audit to the above Development Site, to support a Town & Country planning application for development.

The Site proposal is for a "*Change of use and conversion of existing attached agricultural building to 1 no. 4 bedroom dwelling including changes to fenestration to all elevations, addition of roof lights and replacement single storey rear extension*".

The proposal has been approved under the Town & Country Planning system, planning permission No: 18/00645/FUL. Condition No.11 of the planning approval, relates to a change of use environmental condition which states:

- 11 Prior to commencement of the development the existing structures and surrounding site shall be inspected for visual/olfactory evidence of contamination and a report submitted to the Local Planning Authority for approval containing the following information:

- the nature and integrity of existing floors and hardstanding;
- any evidence of the storage of potentially contaminating substances;
- any visual / olfactory evidence of contamination within or surrounding the buildings;
- photographic evidence of the findings;

If any evidence of possible contamination is identified proposals for its removal shall be submitted to the Local Planning Authority for approval in advance for the further investigation and/or removal of the contamination. The occupation of the building/site shall not commence until the contamination has been treated to the written satisfaction of the Local Planning Authority.

The following brief environmental reporting will address the queries in the planning condition, and if any potential contamination is recorded, then remedial recommendations in line with current best practice (CIRIA/CLEA/CLAIRE/LQM/NHBC) will be put forward at the end of the report.

2. PROPOSED DEVELOPMENT.

The proposed development is for a change of use to a former agricultural barn. The barn is "semidetached" with the original farm cottage which will be kept as a separate dwelling.

The barn will be 2No. two storey detached residential dwellings.

The existing driveway to the N side of No 12 is to be retained and used as the access road/drive to the two new dwellings to the rear.

Each dwelling will have private parking/driveways to the front, and soft landscaping to the front & rear.

3. HISTORIC MAPS.

DATE	ON-SITE	OFF-SITE/SURROUNDING AREA
c1850	Appears to be a building on Site but seems to be in a different orientation to what exists in the present day.	Site surrounded by agricultural land. Sun Gate Cottages approx 80m NW. Brook/stream 40m SW flowing to a mill pond approx 215m NW to Clegg Hall Mills (cotton).
c1890	Farm building on Site now in the same orientation as the present day suggesting it had been demolished and rebuilt. Minor outbuildings to the E side.	No overall change.
c1910	Minor outbuildings to the W & S sides.	No overall change. Clegg Hall Mills (cotton waste).
c1930	No change.	Clegg Hall Mills (dying & finishing).
c1940	No change.	No overall change.

c1960	No change.	No overall change.
c2005	Site appears to remain as a working farm with concrete hardstanding to the front (S), and W sides. There are minor outbuildings/sheds to the front and W side and rear.	N/A.
c2016	All outbuildings removed and existing hardstanding area concrete appears to have been replaced with alternative hardstanding also in place of the former outbuildings. Part of the surrounding agricultural field has been fenced off to be included in the Site curtilage and turned in to lawns.	N/A.

4. GEOLOGY.

Bedrock Geology:	Maps indicate solid geology comprises Westphalian Lower Coal Measures beneath the site and wider local area.
Superficial Geology:	The majority of the area comprises boulder clay, with some sand & gravel deposits to Owl Hill (N) approx. 100m distant. Lacustrine deposits noted to the low lying fields approx. 100m to the S.
Coal Seams/Faults.	None noted within the local area suggesting no shallow seams beneath the local area.

5. SITE RECONNAISSANCE.

Site reconnaissance was undertaken on 11.12.19. Photographic evidence of the findings can be found in the appendix. A Site sketch (internal & external) can be found in the appendix noting Site features described below.

Details of existing structures:	The Site comprised the existing farmhouse to the SE side, and the barn to be converted to the NW generally separated front and rear by a stone wall. The barn was accessed from the front S corner of the Site off Branch Road. Simply the development site comprised the original barn with lean-to shippen to the rear. Surrounding the barn on all sides was a gravel hardstanding driveway, with a grass/lawn garden area surrounding. On the hardstanding to the front of the Site were two shipping containers assumed to be used for additional storage.
Nature and integrity of existing floors and hardstandings:	The main barn at the personnel entrance comprised concrete floors to a private household storage area. Moving through to the main barn formerly used for cattle and hay bailing was a compacted soil floor to the centre to NW side of the building. There were stone flags to the SE part leading from the vehicular opening to the shippen to the rear. The shippen itself comprised a concrete slab floor. Externally the Site comprised a gravel hardstanding driveway, assumed to be of good construction given the compactness and strength under foot & vehicle weight.
Any evidence of the storage of potentially contaminating substances:	No evidence of current storage of potentially contaminative substances was noted on Site. None were noted in the internal storage area to the barn which was accessible, nor in any other part of the internal areas.
Any visual/olfactory evidence of contamination within or surrounding the buildings:	No visual or olfactory evidence of potential contamination was noted within the building from past/present incidents or storage. The soil in the main barn appeared to be in good condition, and all slabs/flags appeared free from staining other than water staining in the shippen from minor leaks in the roof. Externally there was no evidence of contamination within hardstanding or soft landscaping areas. The Site was in a very good, clean & tidy condition.

6. RECOMMENDATIONS/SITE INVESTIGATION STRATEGY.

6.1. Contamination Risk:

Following the inspection criteria indicated in the planning condition as set out in the introduction:

- Nature and integrity of existing floors and hard standings:
All internal & external hardstanding areas were in good condition with no contamination noted. It is proposed to remove all existing floors and replace with new to current regulations anyway.
- Any evidence of the storage of potentially contaminating substances:
No evidence noted on site and so very low risk noted.
- Any visual/olfactory evidence of contamination within or surrounding the buildings:
No evidence noted on site and so very low risk noted.
- Photographic evidence of the findings:
Please refer to the appendix for photographs relating to the above.

The asbestos roof to the outrigger should be carefully removed, bagged and taped strictly in accordance with the HSE guidance for ACM fibreboard removal, and be disposed of in a suitable waste facility only. The HSE website provides information on the non-licensed removal of such products provided they are in good condition.

6.2. Gas Risk:

No legitimate sources of ground gas were noted locally, and thus gas risk to the development is considered low.

6.3. Additional Notes:

No imported soil is thought to be required for the development; however, if such material is required, then it shall be validated in accordance with RMBC ratios for testing (1:50m³ but not less than 3 samples per source). Samples should be tested for common contaminants – metals, PAH (speciated), inorganics, asbestos; and shall be assessed in accordance with common threshold comparison data, specifically and firstly to the Defra Category 4 Screening Levels (C4SLs), then to LQM/CIEH (S4ULs) thereafter.

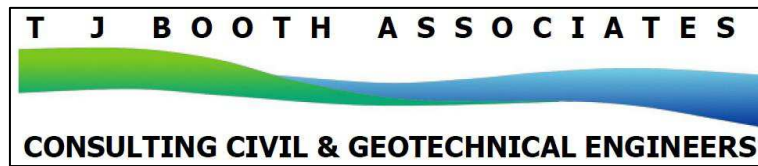
During the construction/any site investigation phase of the development, and during any ground works thereafter; a Watching Brief should be undertaken to identify any suspected ground contamination not previously identified, and managed as follows:

- Should any suspected contamination be encountered, the suspect area should be isolated, professional advice sought, and the LPA informed.
- Suspected material should undergo testing to identify any contaminants present by suitably qualified personnel in accord with current best practice & guidelines, and compared/risk-assessed to current published data suitable for the proposed residential end use.
- Should any hazardous contamination be identified, a method for its removal should be produced in line with current best practice & regulations, tailored to the type of contamination present.
- Should any general low level contamination be identified it should be carefully removed & stockpiled separate to on-site soils i.e. on hard-standing or temporary barrier membrane to avoid contamination to the remainder of the site.
- Contaminated material should be disposed of to a suitably licenced landfill site identified by testing certs & contaminants.
- Details of any such operations should be included within a final validation/completion report as normal procedure.

Should any of the above be required then the information will need to be compiled in a Phase 2 OR Validation Report as appropriate and the findings approved by the Rochdale MBC Contaminated Land Team.

Before any further work is undertaken, this Brief Environmental Audit Report should be submitted to and agreed by the Rochdale MBC Contaminated Land Team.

We trust that the above clear, but should you require further advice please contact the undersigned.



Signed.....

D.S.Slattery BSc (Hons).

T J Booth Associates.

Authorised.....

T J Booth BSc (Hons), C. Eng. C. Env. MICE.

T J Booth Associates.

7. REFERENCES.

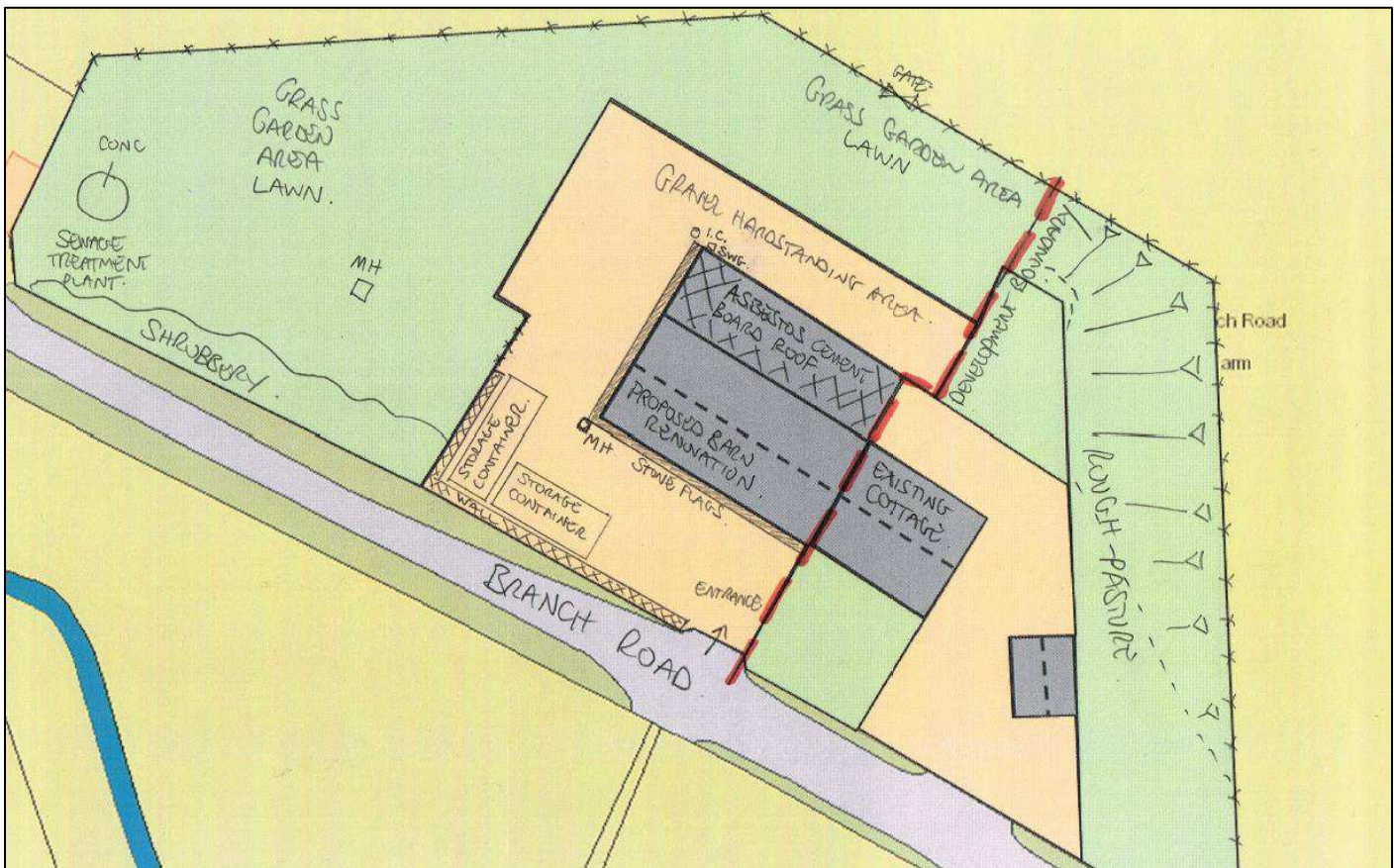
- BSI. 2013. BS 10175:2011+A1:2013. Investigation of Potentially Contaminated Sites – Code of Practice.
- Environment Agency. 2005. Secondary Model Procedure for the Development of Appropriate Soil Sampling Strategies for Land Contamination. R&D Technical Report P5-066/TR.
- CL:AIRE. 2012. Research Bulletin-RB17-A Pragmatic Approach to Ground Gas Risk Assessment.
- NHBC. 2007. Guidance on Evaluation of Development Proposals on Sites Where Methane and Carbon Dioxide are Present.
- CIRIA. Report C665.
- CIRIA. Report 130.
- CIRIA. Report SP32.
- BRE 414. 2001. Protective Measures for Housing on Gas Contaminated Land.
- ICE Manual of Geotechnical Engineering Volume I. 2012.

8. APPENDIX A: FIGURES.

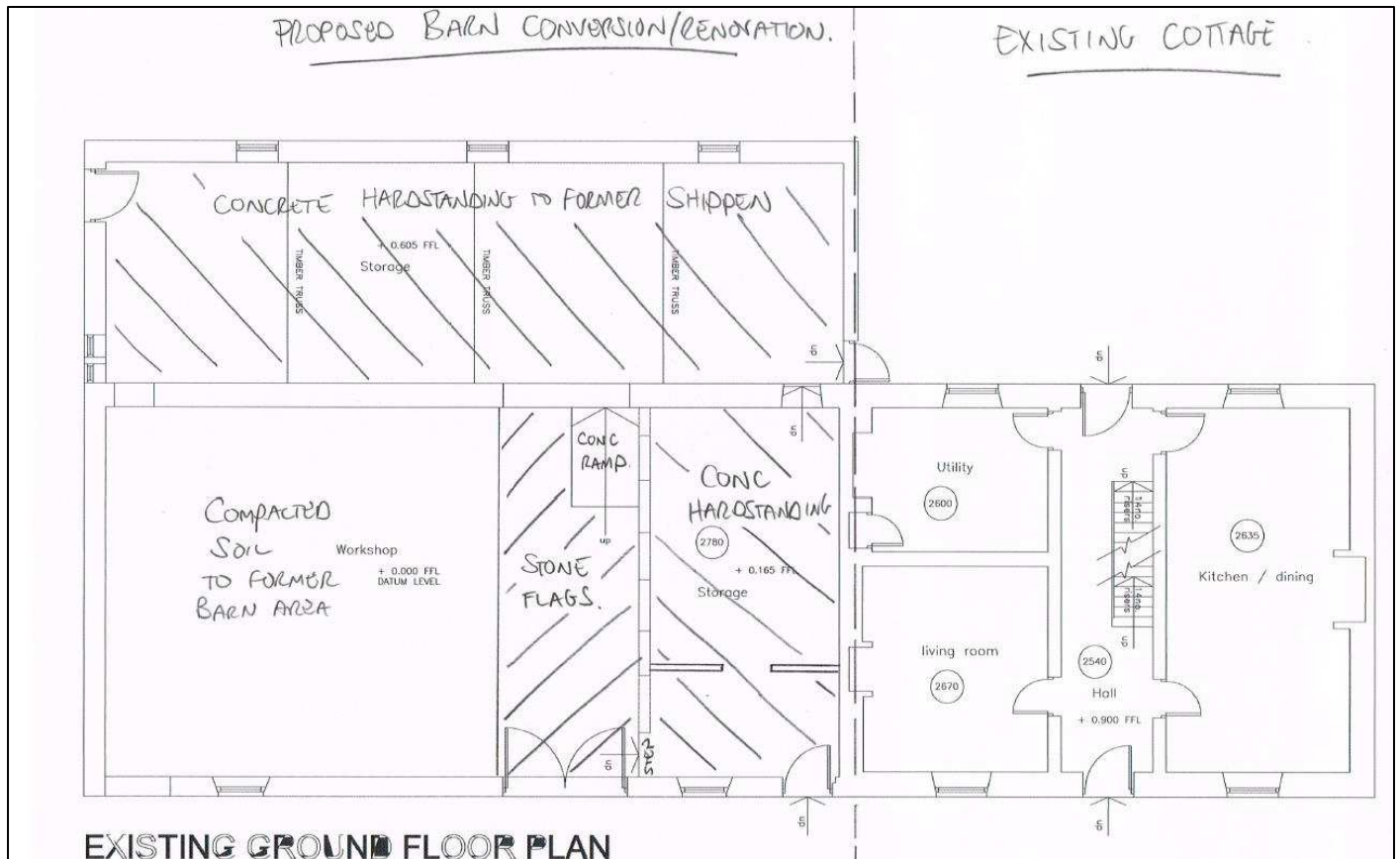
8.1. Location Plan.



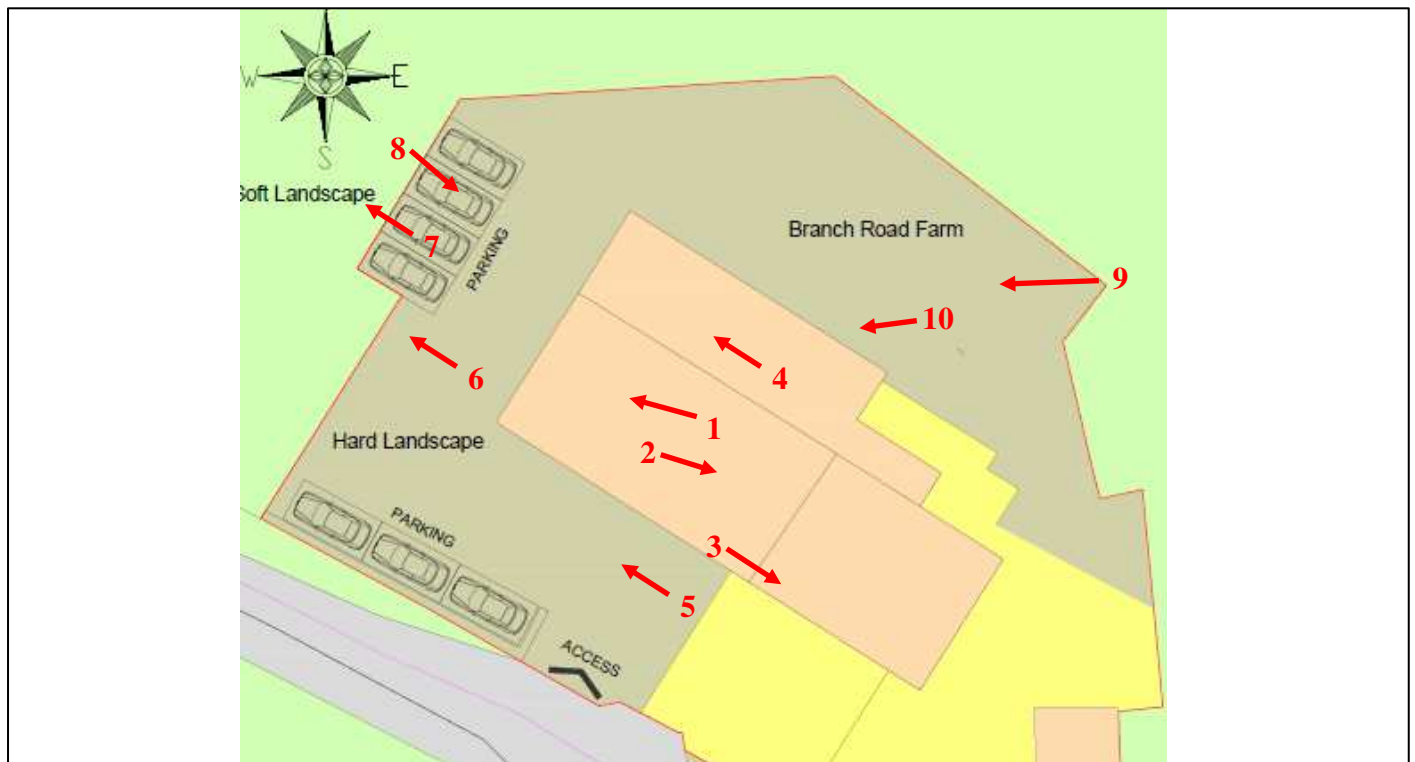
8.2. Existing External Plan/Reconnaissance Plan.



8.3. Existing Internal GFL Plan.



8.4. Proposed Plan/Photo Plan.



8.5. Photographs.



Photo 1. Exposed soil ground to barn interior.



Photo 2. Exposed soil ground to barn interior with stone flags in background.

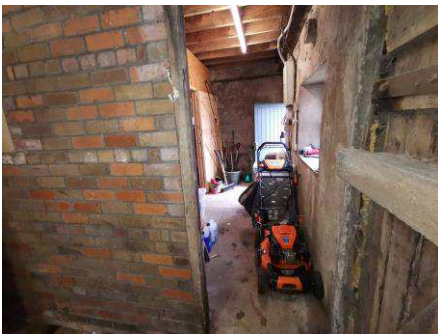


Photo 3. Concrete floor slab to barn interior storage area.



Photo 4. Concrete floor slab to shippen.



Photo 5. Front external gravel hardstanding.



Photo 6. Front/NW side gravel hardstanding and lawns to background.



Photo 7. Lawns to NW side.



Photo 8. NW elevation.



Photo 9. Rear NE side garden and elevation.



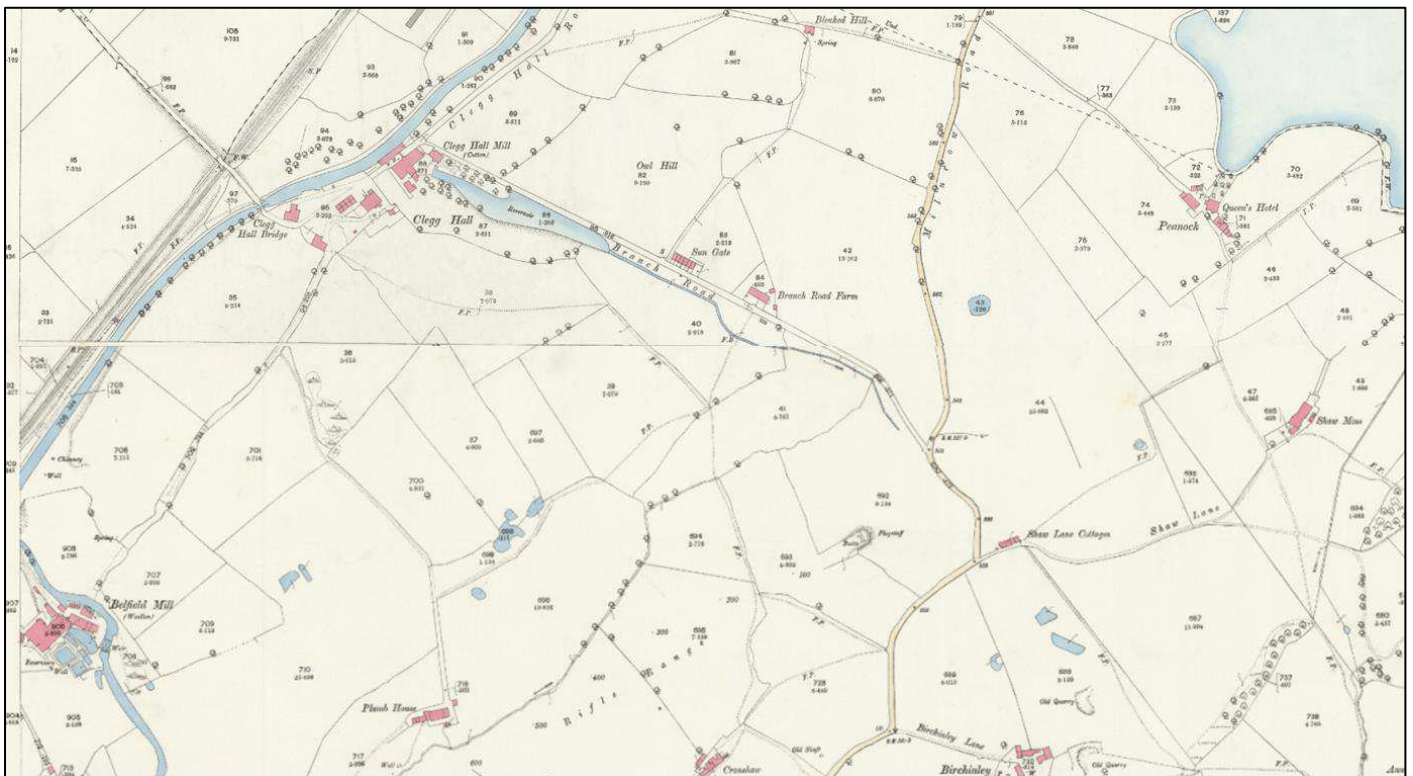
Photo 10. Rear NE elevation showing asbestos board roof to outrigger.

9. APPENDIX B: MAPS

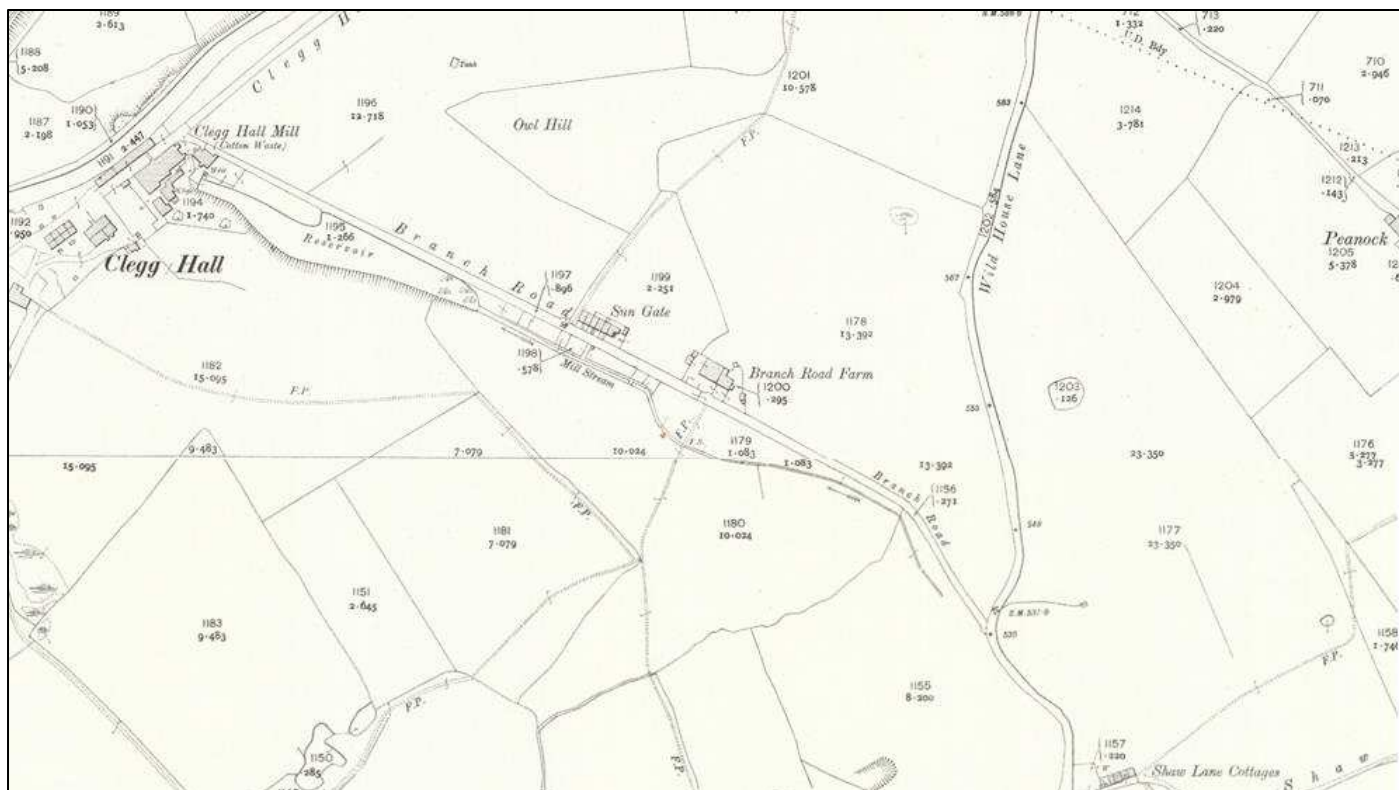
9.1. Ordnance Survey c1850



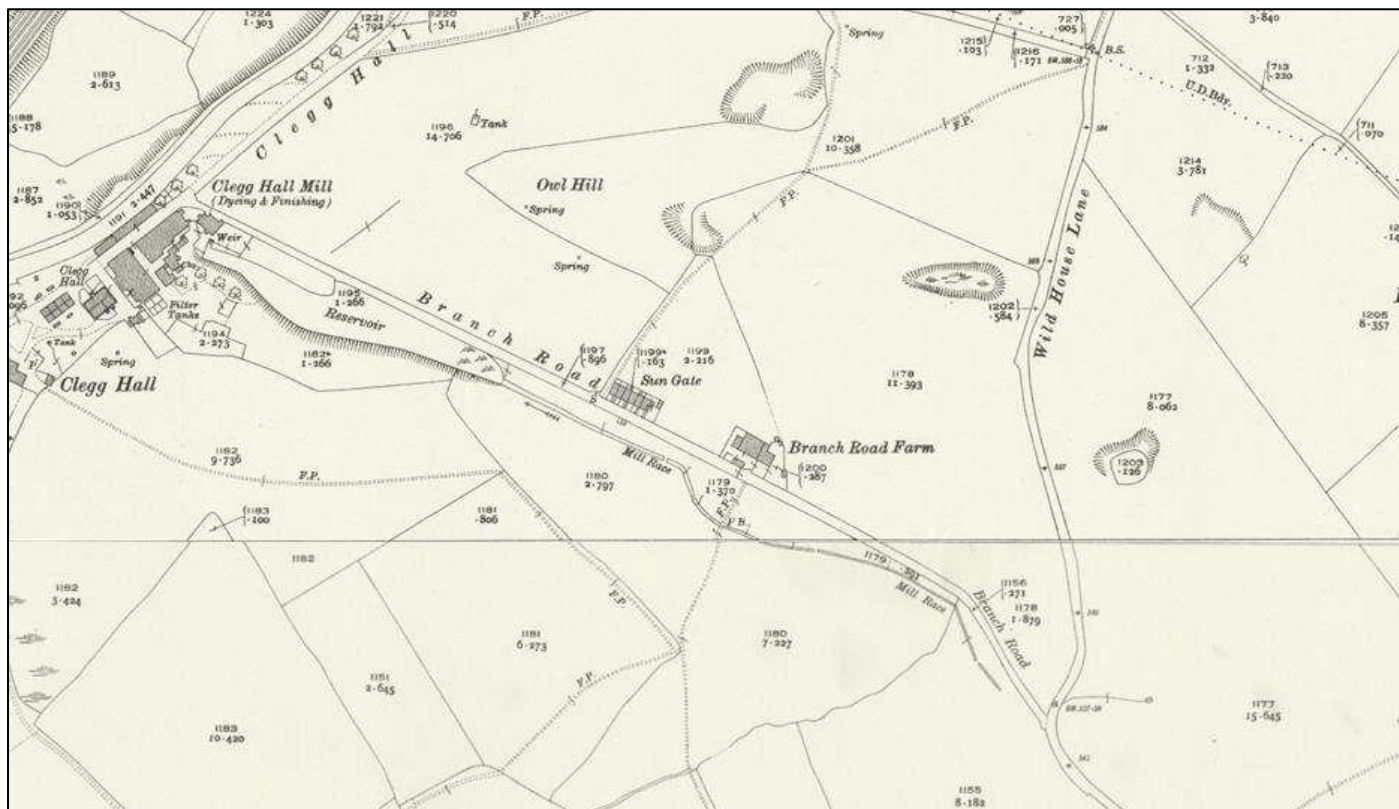
9.2. Ordnance Survey c1890



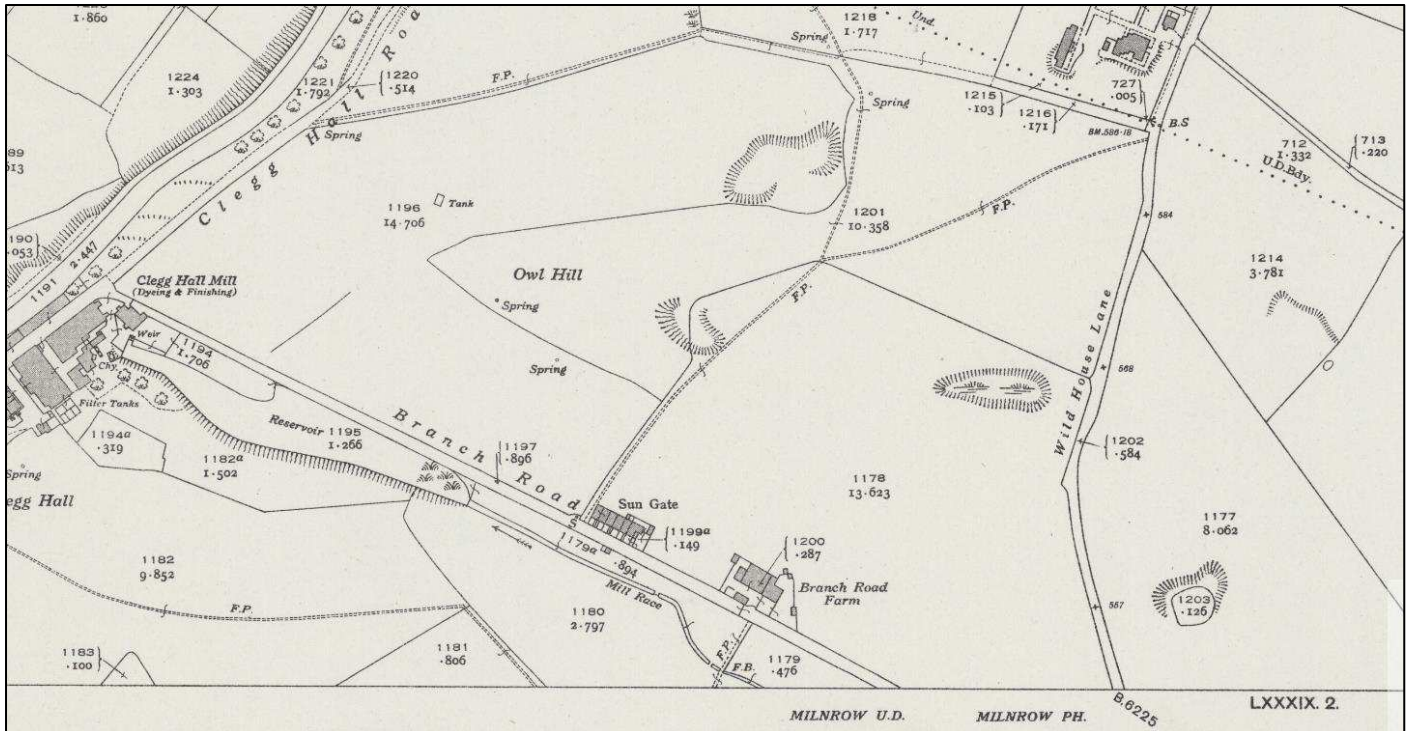
9.3. Ordnance Survey c1910



9.4. Ordnance Survey c1930



9.5. Ordnance Survey c1940



9.6. Ordnance Survey c1960



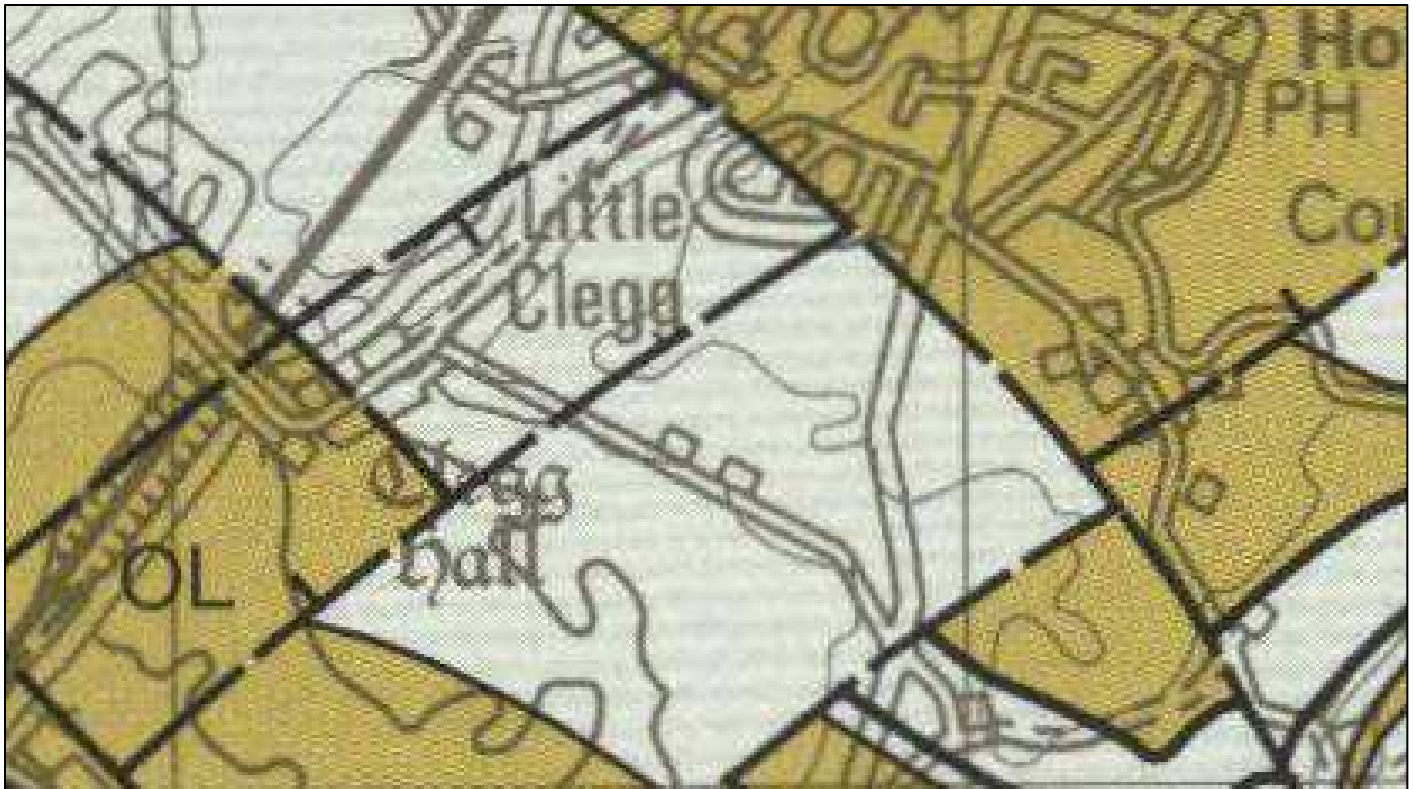
9.7. Google Earth c2005



9.8. Google Earth c2016



9.9. BGS Geological Map (Solid).



9.10. BGS Geological Map (Superficial).

