



Public Health and Communities

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Date: 09/09/2025

Team: Environmental Control (Landfill Gas)

Application Number: 25/00577/FUL

Proposal: Change the use of the former Middleton Conservative Club and Kohinoor Banqueting Hall into a new multi-functional events space including a part single/part two storey side extension, erection of external stairway and retaining wall, creation of access to rear and conversion of the former bowling green into a car parking area together with associated boundary treatments and landscaping.

Dear Anna,

I have reviewed the following documents submitted with the planning application:

- Inspire Planning and Design Report Middleton Conservative Club, Stage 1 LCRM & Coal Mining Risk Assessment, report reference AU-1817-01-LCRM-001:
- Architecture Unknown drawing "Proposed Block Plan", drawing number 23.150.204 Rev. P1;
- Architecture Unknown drawing "Proposed Elevations (with existing building)", drawing number 23.150.404 Rev. P1;
- Architecture Unknown drawing "Proposed Site Section", drawing number 23.150.205 Rev. P1, and;
- Architecture Unknown drawing "Existing Floor Plans (Sheet 1 of 2)", drawing number 23.150.301 Rev. P1, and;
- Architecture Unknown drawing "Existing Floor Plans (Sheet 2 of 2)", drawing number 23.150.302 Rev. P1;

The Stage 1 LCRM report within Section 6 concludes that further work, in the form of ground investigation, is required. The requirements are further delineated within Table 6.

The conclusions of the report are acceptable. Should the proposed further work not be forthcoming, then we would recommend the proposed condition be placed on permission, should you deem to grant permission:

“APAS CODE CW042 Site Investigation and Assessment

Prior to commencement of the development an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced and shall have been first submitted to and approved in writing by the Local Planning Authority before development commences. The report of the findings must include:

- i) a survey of the extent, scale and nature of contamination
- ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
- iii) Where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s)

The development shall thereafter be completed in full accordance with the approved recommendations”

If you have any queries, please do not hesitate to reach out.

Yours sincerely,

Jonathon Parr

Jonathon Parr
Environmental Health Senior Officer (Environment Prot)