

## MEMO TO

Director of Development

From: **Craig Sharp**  
Chief Environmental Health Officer  
Deputy Director Environment

Date : 19/08/2019  
Your Ref : 06/2019/0752  
Our Ref : 029437/LJP  
Ext No : 6861

**Planning Application Number:** 06/2019/0752  
**Re:** Land at Cardwell Farm, Garstang Road, Preston, PR3 5DR

This department has no objection in principle to this planning application; however the following matter should be conditioned as part of the planning approval if granted:

### **Contaminated Land**

Further to the recommendations of the Phase I Land Contamination Assessment an intrusive Phase II Site Investigation should be undertaken, the results and recommendations of which should be submitted in a report to the local planning authority for approval. Dependant on the recommendations of this assessment, a Method Statement, Remediation Strategy and Validation Report may also need to be submitted to verify that the site has been effectively remediated.

### **Noise**

In order to assess whether the use of the proposed community hall will have a noise impact on the future residents of the nearby houses, particularly if used for functions, parties or entertainment, which is often the source of complaints; details of any proposed noise mitigation matters with validation, such as the type of glazing units, the means of ventilation of the building and any externally located plant, should be submitted with the reserved matters application.

**Louise Purdy**  
Environmental Health Officer

LJP01611