Pre Determination Questionnaire and initial risk assessment in relation to land contamination for sites with sensitive end use.

For

Proposed Dwelling and Garage
at
Coronation Avenue Throckenholt Lincolnshire

Prepared by: Darren Fowler
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Date: January 2015

Application No (if known)	
Site Address	Coronation Avenue, Throckenholt, Lincolnshire
Completed by (Print Name)	Darren Fowler
Completed by (Signed)	
Completed on	January 2015

Please provide the following details in relation to the application site and its immediate surroundings, including any areas of filled land such as landfill or quarry. The information should also include your interpretation whether or not you think that there is the possibility of any potential sources of contamination to affect the proposed use of the site.

1. Description of site
A plan showing the detailed layout of the site, any areas of hard landscaping and any areas of garden planned for the development.
The proposed works comprise of the erection of a new dwelling and garage, including soft and hard landscaping as the planning drawings.

2. Historic land use
The results of a complete review of historical maps in relation to past land use, including you own comments about previous land use of the application site, any information from persons of longstanding association with the site. Any potential sources of contamination should be marked on the plan of the site.
The site was originally occupied by a school which was constructed during the 1800's. The site was bought by a private individual in the 60's and was used as a commercial premises. In 80's the existing school building was demolished as it had become dilapidated and unstable.

3. Fuel storage on the property.
This includes underground and above-ground diesel, petrol, heating oil and also waste oil tanks. Please give details of the storage facilities, and provide a photograph of each.
The existing workshop is heated via an oil fired boiler and there is an oil fuel tank located on site. However the proposed works will not affect this.

4. Waste Storage
Please detail areas where waste disposal or storage has occurred. This may include piles of material such as empty drums or spare machinery parts awaiting future disposal, areas of filled pits / ponds or areas used for bonfires or incineration. Please give details of the contents of each area.
The commercial operations of the business required specialist skips for commercial waste, for such items as paint tins, cardboard packaging, etc. This is handled by an authorised waste collection services and is located at the rear of the site. This waste collection storage and collection process will not be affected by the proposed dwelling.

5. Services
This includes water, gas, electric and any fuel lines, including whether they are above or below ground, locations of any substations (if relevant. Please also include any soakaways or interceptors.
There is an existing soakaway located at the rear of the workshop for rain water runoff from the workshop building. There is an existing electrical substation located at the front of the site (front right corner)

6. Existing Buildings or Buildings to be demolished
Brief description of any existing building or buildings to be demolished on the site. The general construction (e.g. brick with a pantile roof, asbestos-cement roof) and its past and current use (e.g. animal housing, workshop, chemical treatment area).
The proposed works do not involve the demolition of any existing buildings.

7. Landfill/Filled quarry search
Please give details of any areas of filled ground on or in the vicinity of the above site including the distance relative to the application site.
The owner is not aware of any land fill on or near the site.

8. Any Other Relevant Information