From: Aaron Morley <Aaron.Morley@huntingdonshire.gov.uk>
Sent: 04 July 2025 13:47:22 UTC+01:00
To: "DMAdmin" <Development.ManagementAdmin@huntingdonshire.gov.uk>; "Charlotte Dew" <Charlotte.Dew@huntingdonshire.gov.uk>
Subject: Farcet_MainSt_77_BlackSwan_2500995FUL_412461

Hi Charlotte

Planning Ref: 25/00995/FUL
Env Health Ref: 412461

Public House, Black Swan, 77 Main Street, Farcet, Peterborough PE7 3DF
Conversion of public house to dwelling and construction of 2No. Dwellings with associated parking

The superficial geology at this application site is Peat, which can produce quantities of ground gases namely methane and carbon dioxide. If you are minded to approve the application then I would recommend a condition requiring either; a ground gases risk assessment, which will be used to determine whether or not the proposed buildings require protection against the ingress of ground gases, or; a hydrocarbon gas mitigation method statement, which will provide details of a barrier, the method of its installation and its verification.

I recommend the following condition that I have taken from the adjoining permission (Condition 4 of 15/00241/FUL) to the north:

No development shall take place until a scheme to deal with the potential ground gasses from the Peat layer has been submitted to and approved in writing by the Local Planning Authority. The scheme shall either demonstrate that the Peat layer will not pose an unacceptable risk or shall specify the remedial measures required to render it suitable for the approved use. The site shall be remediated in accordance with the approved scheme and a verification report shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of the site.
Reason. A pre commencement condition is necessary to ensure that any contamination is identified and remediated to reduce the risk of hazardous ground gasses such as methane entering the property.

Best regards,
Aaron

Huntingdonshire DISTRICT COUNCIL

Aaron Morley BSc(Hons) MSc(EngGeol) MSc(EnvHealth) PGDip(Acous) FGS MCIEH CEnvH EHRB REnvH AFPH

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CEnvH Chartered Environmental Health Practitioner
Certified Carbon Literate

-----Original Message-----
From: Dmadmin@huntingdonshire.gov.uk <Dmadmin@huntingdonshire.gov.uk>
Sent: 02 July 2025 09:50
To: Environmental Health <Environmental.Health@huntingdonshire.gov.uk>
Subject: Planning consultation notification 25/00995/FUL

Dear Sir/Madam

Please find correspondence from Development Management at Huntingdonshire District Council attached to this email in relation to the following application for Planning Permission.

Proposal: Conversion of public house to dwelling and construction of 2No. Dwellings with associated parking

Site address: Public House Black Swan 77 Main Street

Reference: 25/00995/FUL

Huntingdonshire DC Development Management