

TO: ENVIRONMENTAL HEALTH AND TRADING STANDARDS
FROM: DEVELOPMENT MANAGEMENT- PLANNING AND
TRANSPORTATION



*PFM
Rec Cond*
**Herefordshire
Council**

APPLICATION NO: S122636/F
DESCRIPTION: Erection of three dwellings, access, landscaping and associated works.
SITE: Land adjoining Abacus Nursery School, Ashfield Park Road, Ross-on-Wye, Herefordshire,
GRID REF: OS 359678, 223851
APPLICATION TYPE: Planning Permission
PARISH: Ross-on-Wye
GRID REF: OS 359678, 223851
CASE OFFICER: Andrew Prior

I have received the above application on which I would be grateful for your advice. The application form and plans for the above development can be viewed on the Internet, normally within 24 hours, using the following link:
<http://www.herefordshire.gov.uk/searchplanningapplications>

I would be grateful for your advice in respect of the following specific matters: -

	Air Quality	Minerals and Waste
X	Contaminated Land	Petroleum/Explosives
	Landfill	Gypsies and Travellers
	Noise	Lighting
	Other nuisances	Water Supply
	Licensing Issues	Foul Drainage
	Industrial Pollution	
	Additional Info	Amended Plans

Please can you respond by 30/10/2012 to planning_enquiries@herefordshire.gov.uk

Comments

I refer to the above application and would make the following comments in relation to contaminated land issues only.

I have reviewed our records which indicate that part of the proposed development site is within 250 metres of a closed landfill site. Landfill sites may be considered a potentially contaminative use due to, amongst other considerations, the potential for the migration of landfill gases. Sufficient information should be provided by the applicant to demonstrate any risk from the landfill site has been suitably assessed. As such I would recommend that a condition be included with any planning approval.

Please note that the assessment should be carried out by a suitably competent person within the meaning of the National Planning Policy Framework and with current good practice guidance in mind.

An example of a suitable condition can be found below:

1. No development shall take place until the following has been submitted to and approved in writing by the local planning authority:
 - a) a 'desk study' report including previous site and adjacent site uses, potential contaminants arising from those uses, possible sources, pathways, and

receptors, a
conceptual model and a risk assessment in accordance with current best practice

- b) if the risk assessment in (a) confirms the possibility of a significant pollutant linkage(s), a site investigation should be undertaken to characterise fully the nature and extent and severity of contamination, incorporating a conceptual model of all the potential pollutant linkages and an assessment of risk to identified receptors
- c) if the risk assessment in (b) identifies unacceptable risk(s) a detailed scheme specifying remedial works and measures necessary to avoid risk from contaminants/or gases when the site is developed. The Remediation Scheme shall include consideration of and proposals to deal with situations where, during works on site, contamination is encountered which has not previously been identified. Any further contamination encountered shall be fully assessed and an appropriate remediation scheme submitted to the local planning authority for written approval.

2. The Remediation Scheme, as approved pursuant to condition no. (1) above, shall be fully implemented before the development is first occupied. On completion of the remediation scheme the developer shall provide a validation report to confirm that all works were completed in accordance with the agreed details, which must be submitted before the development is first occupied. Any variation to the scheme including the validation reporting shall be agreed in writing with the Local Planning Authority in advance of works being undertaken.

Signed: N James

Date: 24th October 2012