

APPLICATION NO & SITE ADDRESS: Planning Consultation - 233221 - Land at The Tram Inn, Allensmore, Hereford, Herefordshire, HR2 9AN
DESCRIPTION: Proposed mixed use re-development of site with new commercial units and community gospel hall.
APPLICATION TYPE: Planning Permission
PARISH: Much Dewchurch
GRID REF: OS 346357, 233551
CASE OFFICER: Awaiting Allocation
WEBSITE: <http://www.herefordshire.gov.uk/searchplanningapplications>

Please note: Due the high caseloads currently being held by officers we are currently allocating new applications to officers on a capacity basis. This application is currently in a holding pile awaiting the allocation of an officer. Please respond as usual either through Civica App using case officer code AWA 'Awaiting Allocation', or if your responses are usually emailed then send your responses to planning_enquiries@herefordshire.gov.uk

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 link above:

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

<input type="checkbox"/>	Odour	<input type="checkbox"/>	Industrial Pollution
<input type="checkbox"/>	Air Quality	<input type="checkbox"/>	Minerals and Waste
<input checked="" type="checkbox"/>	Contaminated Land	<input type="checkbox"/>	Petroleum/Explosives
<input type="checkbox"/>	Landfill	<input type="checkbox"/>	Gypsies and Travellers
<input checked="" type="checkbox"/>	Noise	<input type="checkbox"/>	Lighting
<input checked="" type="checkbox"/>	Other nuisances	<input type="checkbox"/>	Water Supply
<input type="checkbox"/>	Licensing Issues	<input type="checkbox"/>	Foul Drainage
		<input type="checkbox"/>	Biomass Boilers
		<input type="checkbox"/>	
<input type="checkbox"/>	Additional Info	<input type="checkbox"/>	Amended Plans

Please can you respond by **22/11/2023**. Any comments or queries should be directed to the Case Officer, **Awaiting Allocation** planning_enquiries@herefordshire.gov.uk.

Comments

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

Our pre application advice recommended the applicant submit a minimum of a desk study or preliminary risk assessment in support of the application. This doesn't seem to have been provided and there isn't mention of such in the supporting information.

Whilst this approach would have been preferred, in this instance it may not be considered critical. As such, the following condition should be appended to any approval.

Recommended condition

1. No development shall take place until the following has been submitted to and approved in writing by the local planning authority:

- a) a Preliminary Risk Assessment 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 shall be submitted in writing. 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.

Reason: In the interests of human health and to comply with policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

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 and agreed in writing 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.

Reason: In the interests of human health and to comply with policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

3. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted, and obtained written approval from the local planning authority for, an amendment to the Method Statement detailing how this unsuspected contamination shall be dealt with.

Reason: In the interests of human health and to comply with policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

Framework.

Technical notes about the condition

1. Assessment is required to be undertaken in accordance with good practice guidance and needs to be carried out by a suitably competent person as defined within the National Planning Policy Framework 2019.
2. All investigations of potentially contaminated sites are required to undertake asbestos sampling and analysis as a matter of routine and this should be included with any submission.
3. Where ground gas or vapour protection measures are required, they shall be validated in accordance with current best practice guidance.

Signed: N James

Date: 15th November 2023