

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



**APPLICATION NO & SITE ADDRESS:** Planning Consultation - 190894 - 2 Burcott Cottages, Roman Road, Burcott, Hereford, Herefordshire, HR1 1JL  
**DESCRIPTION:** (Retrospective) Proposed change of use of an existing part built garage building approved under planning permission ref 170001/approval date 01/03/2017 and its completion to create a self contained granny annex dormer bungalow  
**APPLICATION TYPE:** Planning Permission  
**PARISH:** Holmer & Shelwick  
**GRID REF:** OS 351963, 241994  
**CASE OFFICER:** Ms Laura Smith  
**WEBSITE:** <http://www.herefordshire.gov.uk/searchplanningapplications>

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: -

|   |                        |   |                        |
|---|------------------------|---|------------------------|
|   | Odour                  |   | Industrial Pollution   |
|   | Air Quality            |   | Minerals and Waste     |
| X | Contaminated Land      |   | Petroleum/Explosives   |
|   | Landfill               |   | Gypsies and Travellers |
|   | Noise                  |   | Lighting               |
|   | Other nuisances        |   | Water Supply           |
|   | Licensing Issues       |   | Foul Drainage          |
|   |                        |   | Biomass Boilers        |
|   |                        |   |                        |
| X | <b>Additional Info</b> | X | <b>Amended Plans</b>   |

Please can you respond by 08/08/2019 to Laura.Smith@herefordshire.gov.uk

#### Comments

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

As identified in the application, We made comment on 170001 and noted the development was within 250m of a closed landfill. Because the development is now proposed to be residential and as such more sensitive, I'd recommend this now form a condition as below:

#### 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 '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 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.

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.

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.

Technical notes about the condition

1. I would also mention that the 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 2018.
2. And as a final technical point, we require all investigations of potentially contaminated sites to undertake asbestos sampling and analysis as a matter of routine and this should be included with any submission.

Signed: N James

Date: 12<sup>th</sup> August 2019