

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



APPLICATION NO: P140910/O
DESCRIPTION: Outline application for the part demolition of existing buildings and structures and development of the site to provide a retail store (Use Class A1) and associated works and improvements including access. **AMENDED PLANS**
SITE: Land at Mill Street, Leominster, Herefordshire, HR6 8EF
APPLICATION TYPE: Outline
PARISH: Leominster
GRID REF: OS 349890, 259579
CASE OFFICER: Mr A Banks
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: -

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

Please can you respond by 30/7/2014 to abanks@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 no further comments to add in addition to those made previously regarding the need for a condition to be appended to any planning approval to address uncertainties at the site.

Copy of condition below for ease of reference.

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.

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 2012.
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: 21st July 2014