

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



APPLICATION NO: 132706/F
DESCRIPTION: Proposed development for 5 new homes.
SITE: Old Nurseries Site, Whitchurch, Herefordshire, HR9 6DW
GRID REF: OS 354087, 217030
APPLICATION TYPE: Planning Permission
PARISH: Whitchurch
GRID REF: OS 354087, 217030
CASE OFFICER: Ms R Jenman
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
	Noise	Lighting
x	Other nuisances	Water Supply
	Licensing Issues	Foul Drainage
	Industrial Pollution	Biomass Boilers
	Additional Info	Amended Plans

Please can you respond by 18/11/2013 to rjenman@herefordshire.gov.uk

Comments

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

I would recommend a condition be appended to any planning application to consider and assess the risk to future residents from the former uses of the site and to demonstrate that it's both safe and suitable for its intended use.

For ease of reference I have included a suitably worded 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. 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.

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: 19th November 2013