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APPLICATION NO	6.83.129.PWR 16/05052/PWR
PROPOSAL	Notification for Prior Approval for a change of use from storage building to dwelling.
LOCATION	Electrical Contractors Store St Johns Road Scotton North Yorkshire
DATE	6 January 2017
ORIGINATOR	Alison Tierney (Area Environmental Health Officer)
TEAM	Environmental Protection
CC	

I have been asked to comment on the Phase 1 land contamination assessment submitted by the applicant. The report has been compiled by Demeter Environmental Ltd, Revision 0, dated December 2016. The report includes details of a site walkover and information supplied by groundsure. The author has identified moderate risk to future residents from made ground, potential asbestos containing material and hydrocarbons linked to the storage and repair of vehicles within the building. I understand that the curtilage of the dwelling may include the area where two adjacent buildings have been or are to be demolished also. Once demolition has taken place this area requires further investigation to ascertain whether it is suitable for use and dependent on the confirmed presence of asbestos on site will require to be tested for asbestos amongst other things. It is unclear what these two buildings have been used for.

In addition the floor to the building to be converted to the dwelling will need an inspection once it has been cleared. As further work is required to cover all of the above I would recommend that condition CQ06 be attached to any permission granted.

If you require any further information please contact me on the details below.

ALISON TIERNEY
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