

► Internal Consultation

To:	Mrs Debbie Roberts	From:	
Position:		Position:	
Division:	Development Management	Division:	Environmental Health
Your Ref:	07/2020/00662/DIS	Our Ref:	20/2181/PLACON
Extension No:		Extension No:	
Copy To:		Date:	8 September 2020

Application No: 07/2020/00662/DIS

Development: Submission of details of conditions 3 (Facing/roofing materials) 5 (Foul/surface water drainage) 6 (Dwelling emission rate) 8 (Desk study) 9 (Dust management plan) 15 (Tree replacement) 16 (Bat and bird roosting) 19 (Boundary treatments) 20 (Parking spaces) pursuant to planning permission 07/2020/00197/FUL dated 21/05/2020

Location: Carver Hey Farm, Moss Lane, Little Hoole.

We have considered the follow:			
Construction Activities	*	Storage of substances	
Contaminated Land	*	Insects	
Noise		Foul and surface water discharges	
Odour		Land Drainage	
Dust	*	Waste storage	
Light		Pest Control	
Air Quality		Radon	
Alternative fuel use		Food Safety	

Thank you for consulting me on this application. Further to my investigations I have the following comments to make:

This response related only to the discharge of Conditions 8 and 9

Condition 8 – Desk study

The Environmental Health Service has no objection to the partial discharge of Condition 8. Specifically, the service has no objection to the discharge of the following section of the condition

'a) A Desk Study which assesses the risk of the potential for on-site contamination and ground gases and migration of both on & off-site contamination and ground gases.'

However, the remaining parts of Condition 8 should not be discharged at this time.

NOTE TO APPLICANT – it is noted within the desk study supporting this discharge application that the remediation statement may be submitted without the use of sample test results.

Condition 8 of application 07/2020/00662/FUL requires *‘Prior to the commencement of development hereby approved, the following information shall be submitted to the Local Planning Authority (LPA) for approval in writing:*

b) If the Desk Study identifies potential contamination and ground gases, a detailed Site Investigation shall be carried out to address the nature, degree and distribution of contamination and ground gases and shall include an identification and assessment of the risk to receptors as defined under the Environmental Protection Act 1990, Part IIA, focusing primarily on risks to human health and controlled waters. The investigation shall also address the implications of the health and safety of site workers, of nearby occupied building structures, on services and landscaping schemes and on wider environmental receptors including ecological systems and property. The sampling and analytical strategy shall be submitted to and approved in writing by the LPA prior to the start of the site investigation survey.

c) A Remediation Statement, detailing the recommendations and remedial measures to be implemented within the site. Any works identified in these reports shall be undertaken when required with all remedial works implemented by the developer prior to occupation of the first and subsequent dwellings. On completion of the development/remedial works, the developer shall submit written confirmation, in the form of a Verification Report, to the LPA, that all works were completed in accordance with the agreed Remediation Statement.’

If a site investigation is proposed to be undertaken without the usual information acquired through testing, then the Environmental Health service would have to consider a worst case scenario when reviewing the suitability of the remediation strategy proposed for the site. This unusual approach to a site investigation would be viewed most cautiously and it is expected that at the very least any excavations would be tested (at the base of the excavation) before removing materials from the development site.

Condition 9 – Dust management

The Environmental Health Service has no objection to the partial discharge of Condition 9. Specifically, the service has no objection to the discharge of the following section of the condition

‘Prior to the commencement of any works on site a Dust Management Plan shall be submitted, for written approval, to the local planning authority. The Dust Management Plan shall identify all areas of the site and site operations where dust may be generated and further identify control measures to ensure dust and soil does not travel beyond the site boundary. The Dust Management Plan shall consist of a suitable risk assessment in line with national guidance.’

However, the remaining part of Condition 9 - *‘Once agreed the identified control measures shall be implemented and maintained throughout the duration of the site preparation and construction phase of the development.’* – should remain as a condition for the duration of the construction period in order to protect the amenity of local residents during the construction phase.