

# South Gloucestershire Council

**Memorandum to:** Trudy Gallagher

Development Control

**From:** Environmental Protection

Contaminated Land

Date: 14 February 2017

Your Reference: PK17/0207/F

Our Reference: EE1/MA110400

Tel: 01454 863457

Fax: 01454 868420

E-Mail: [Environmental.protection@southglos.gov.uk](mailto:Environmental.protection@southglos.gov.uk)

Web Site: [www.southglos.gov.uk/envpro](http://www.southglos.gov.uk/envpro)

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## PLANNING CONSULTATION

**Location:** Ring O Bells Farm Hinton, Marshfield, Nr Chippenham, South Gloucestershire, SN14 8HJ

**Description:** Conversion of existing farm buildings to form 2no. dwellings and associated works. T Gallagher/2217

With reference to the above planning application, I would make the following observations:

- |    |  |                                     |
|----|--|-------------------------------------|
| 1) | No adverse comments.   | <input type="checkbox"/>            |
| 2) | I have no objections in principle, but would recommend that you consider the information-outlined below.   | <input checked="" type="checkbox"/> |
| 3) | Prior to commenting, I would like further information as detailed below. Without this information, I cannot make an informed decision on this application.   | <input type="checkbox"/>            |
| 4) | Prior to commenting, I would recommend that the applicant provides an acoustic report detailing how noise from will affect the proposed development.<br><b><i>The applicant should be advised that they can find information on Acoustic Reports and Guidelines on Noise Levels on our web site <a href="http://www.southglos.gov.uk/envpro">www.southglos.gov.uk/envpro</a> "read more"</i></b> | <input type="checkbox"/>            |
| 5) | I object to the application for the reasons stated below.  | <input type="checkbox"/>            |
| 6) | Due to the special circumstances of this application please see the comments below.  | <input type="checkbox"/>            |

### 1. EC05 Land Contamination – Agricultural Conversions

- A) The previous use of the building(s) and adjacent land for agricultural purposes may have given rise to contamination. Prior to commencement, an investigation shall be carried out by a suitably qualified person, into the previous uses and contaminants likely to affect the development. A report shall be submitted for the written approval of the Local Planning Authority prior to the commencement of development.

- B) Where potential contaminants are identified, prior to the commencement of development, an investigation shall be carried out by a suitably qualified person to ascertain the extent, nature and risks the contamination may pose to the development and how any unacceptable risks will be mitigated. A report shall be submitted prior to commencement of the development for the written approval of the Local Planning Authority setting out the findings and what mitigation measures are proposed to address these. Thereafter the development shall proceed in accordance with any agreed mitigation measures.
- C) Prior to occupation, where works have been required to mitigate contaminants (under section B) a report verifying that all necessary works have been completed satisfactorily shall be submitted to and agreed in writing by the Local Planning Authority.

For further advice on contaminated land investigations, the applicant can contact Environmental Services on (01454-868001).