

South Gloucestershire Council

Memorandum to: Oliver Phippen Development Control
From: Environmental Protection Contaminated Land
Date: 13th June 2022
Your Reference: DOC22/00108
Our Reference: DWA/EH22/001295/EHCONP
Tel: 01454 868001 **Fax:** 01454 868420
Email: environmental.protection@southglos.gov.uk
Website: www.southglos.gov.uk/envpro

PLANNING CONSULTATION

Location: Buildings At Elm Farm Bristol Road Iron Acton South Gloucestershire BS37 9TF
Description: Discharge of condition 2 (b) (Contamination) attached to permission P21/07136/F. Partial demolition of 1 no. dog kennel building (building no. 4) to facilitate its conversion into 1 no. dwelling. Demolition of 1 no. garage building (building no. 6) to facilitate the conversion of 1 no. former agricultural building (building no. 3) into 1 no. dwelling. Formation of new trackway, parking areas and other associated works (resubmission of previously approved scheme P20/17297/F).

Discharge of Condition 2B Relating to Potential for Contamination

Further to the Planning re-consultation and re-submission of a statement advising that gas protection measures to CS2 would be installed in dwellings Worcestershire Regulatory Services have provided the following additional comments.

The phase 1 Desk Study outlines two possible approaches to the site in Table 16 & Table 17. One approach covers undertaking intrusive investigations and the other proposes remediation in lieu of a site investigation.

In any event some intrusive investigation will be require i.e. to establish the depth of the made ground, spillages in diesel tank area (nissen hut) etc.

As Part B of condition 2 relates to Intrusive Investigation/Remediation Strategy, neither of which have been completed/stated, it would not be appropriate to discharge Part B at this time. The applicant should undertake site investigation works, and finalised their remedial strategy.