

MEMORANDUM FROM COMMUNITY DIRECTOR

SAFER, STRONGER AND SUSTAINABLE COMMUNITIES

To: Head Of Planning Services, Danum House Our Ref: MJ/CL

For the attention of: Garry Hildersley Your Ref: 11/01153

Copy to: Date: 21/04/11

This matter is being dealt with by: Mathew Julian Extension 862601

Application No: 11/01153/FUL

Proposal: Erection of detached dwelling on approx 0.71ha of land following demolition of existing bungalow

Location: The Bungalow, Stainforth Road, Barnby Dun, Doncaster, DN3 1AL

Historic maps show the above application is located adjacent to a closed landfill and near to a garage. There is strong concern that contaminants may remain on the site. It is therefore strongly recommended that an assessment is undertaken to ensure there is no risk to human health from remaining contaminants on site via inhalation, ingestion and dermal contact.

Consequently could you please ensure that the following conditions are attached to any decision notice issued:

CON1

Development on land affected by contamination

No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being accepted and approved by the Local Planning Authority (LPA), unless otherwise approved in writing with the LPA.

a) The Phase I desktop study, site walkover and initial assessment must be submitted to the LPA for approval. Potential risks to human health, property (existing or proposed) including buildings, livestock, pets, crops, woodland, service lines and pipes, adjoining ground, groundwater, surface water, ecological systems, archaeological sites and ancient monuments must be considered. The Phase 1 shall include a full site history, details of a site walkover and initial risk assessment. The Phase 1 shall propose further Phase 2 site investigation and risk assessment works, if appropriate, based on the relevant information discovered during the initial Phase 1 assessment.

b) The Phase 2 site investigation and risk assessment, if appropriate, must be approved by the LPA prior to investigations commencing on site. The Phase 2 investigation shall include relevant soil, soil gas, surface and groundwater sampling and shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology and current best practice. All the investigative works and sampling on site, together with the results of analysis, and risk assessment to any receptors shall be submitted to the LPA for approval.

c) The Phase 3 remediation report shall be approved by the LPA prior to any remediation commencing on site. The works shall be of such a nature as to render

harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters, the site must not qualify as contaminated land under Part 2A of the Environment Protection Act 1990 in relation to the intended use of the land after remediation.

d) The approved Phase 3 remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. The LPA must be given two weeks written notification of commencement of the remediation scheme works. If during the works, contamination is encountered which has not previously been identified, then all associated works shall cease until the additional contamination is fully assessed and an appropriate remediation scheme approved by the LPA.

e) Upon completion of the Phase 3 works, a Phase 4 verification report shall be submitted to and approved by the LPA. The verification report shall include details of the remediation works and quality assurance certificates to show that the works have been carried out in full accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the verification report together with the necessary documentation detailing what waste materials have been removed from the site. The site shall not be brought into use until such time as all verification data has been approved by the LPA.

REASON

To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to Planning Policy Statement 23 Planning and Pollution Control.

CON2

Reporting of unexpected contamination on sensitive sites

Should any unexpected significant contamination be encountered during development, all associated works shall cease and the Local Planning Authority (LPA) be notified in writing immediately. A Phase 3 remediation and Phase 4 verification report shall be submitted to the LPA for approval. The associated works shall not re-commence until the reports have been approved by the LPA.

REASON

To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to Planning Policy Statement 23 Planning and Pollution Control.

CON3

Where material is imported onto sensitive sites

Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, filling and level raising shall be tested for contamination and suitability for use on site. Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to and be approved in writing by the LPA prior to any soil or soil forming materials being brought onto site. The approved contamination testing shall then be carried out and verification evidence submitted to and approved in writing by the LPA prior to any soil and soil forming material being brought on to site.

REASON

To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to Planning Policy Statement 23 Planning and Pollution Control.

ICON1

Preparation of reports addressing land contamination

Prior to preparing any reports in support of conditions relating to land contamination, the applicant is strongly advised to refer to the document entitled *Development on land affected by contamination. Technical Guidance for Developers, Landowners and Consultants*. Yorkshire and Humberside Pollution Advisory Council.

The document can be found at the following web address:

http://dmbcintranet2:8082/Intranet/living/environment/Pollution/Contaminated_Land/Contaminated_Land_Strategy.asp

Or alternatively you can request a paper copy from the LPA.

Thank you

Mathew Julian (Pollution Control Officer)