

South Gloucestershire Council

Memorandum to: Hanni Osman

Development Control

From: Environmental Protection
Contaminated Land Officer

Environmental Services

Date: 6 June 2018

Your Reference: PK18/2376/O

Our Reference: DMW/MA113013

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E-Mail: Environmental.protection@southglos.gov.uk

Web Site: www.southglos.gov.uk/envpro

PLANNING CONSULTATION

Location: Stanhoe 336 North Road, Yate, South Gloucestershire, BS37 7LL

Description: Erection of 1 dwelling with access and layout to be determined and all other matters reserved. Hanni Osman x 3738

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

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

ECO5B - Developments with the potential to be affected by land contamination

There is information to suggest historic use(s) of land within 250m of the site as **Yate colliery** may have caused contamination which could give rise to unacceptable risks to the proposed development. In order to ensure that the site is suitable for its proposed use and in accordance with The National Planning Policy Framework, the following conditions are recommended for inclusion on any permission granted.

- A) **Desk Study** - Previous historic uses(s) of land within 250m of the site may have given rise to contamination. No development shall commence until an assessment of the risks posed by any contamination shall have been carried out and submitted to and approved in writing by the local planning authority. This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with British Standard BS 10175 Investigation of potentially contaminated sites and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced), and shall assess any contamination on the site, whether or not it originates on the site.
- B) **Intrusive Investigation/Remediation Strategy** - Where following the risk assessment referred to in (A), land affected by contamination is found which could pose unacceptable risks, no development shall take place until detailed site investigations of the areas affected have been carried out. The investigation shall include surveys/sampling and/or monitoring, to identify the extent, scale and nature of contamination. A report shall be submitted for the written approval of the local planning authority and include a conceptual model of the potential risks to human health; property/buildings and service pipes; adjoining land; ground waters and surface waters; and ecological systems.

Where unacceptable risks are identified, the report submitted shall include an appraisal of available remediation options; the proposed remediation objectives or criteria and identification of the preferred remediation option(s). The programme of the works to be undertaken should be described in detail and the methodology that will be applied to verify the works have been satisfactorily completed.

The approved remediation scheme shall be carried out before the development (or relevant phase of development) is occupied.

- C) **Verification Strategy** - Prior to first occupation, where works have been required to mitigate contaminants (under condition B) a report providing details of the verification demonstrating that all necessary remediation works have been completed satisfactorily shall be submitted to and agreed in writing by the Local Planning Authority.
- D) Any contamination found during the course of construction of the development that was not previously identified shall be reported immediately to the local planning authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found additional remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development (or relevant phase of development) is resumed or continued.