

Cerys Jones

From: Philip Forster
Sent: 22 January 2016 16:34
To: planning_admin
Subject: FW: P/2015/0777 - proposed solar PV at Borrass Hall

Public protection response

From: Stacey Inglis
Sent: 22 January 2016 15:22
To: Philip Forster
Subject: RE: P/2015/0777 - proposed solar PV at Borrass Hall

Philip,

I have looked at our files to find out the reason for the Contaminated Land Team requesting the conditions for the above planning application. The conditions were recommended as the proposed development is on an area of land that was formally part of a sand and gravel quarry that has been reclaimed. Our limited records have indicated that material was brought onto the sand and gravel quarry for reclamation, however we do not have any records detailing the type of material that the land was infilled with and whether it has the potential to generate methane.

The Contaminated Land Team would strongly recommend that the conditions that we requested are imposed on any planning permission granted. If the developer does not think that an intrusive ground investigation is required then this should be demonstrated within the Desk Study, which should be undertaken as part of the phased contamination assessment of the site. The condition does not stipulate that an intrusive ground investigation is absolutely necessary, as this is determined by the phase 1 desk study. All reports undertaken should be submitted for written approval by the Contaminated Land Team.

Kind regards
Stacey

Stacey Inglis
Contaminated Land Officer - Environmental Protection
Swydddog Tir wedi ei Halogi - Diogelu'r Amgylchedd

Please note that I am in the office Wednesday to Friday, I will respond to your email on my return. If the matter is urgent and you require further assistance please contact Paul Sleeman (01978 297434), Helen Bradshawe (01978 297436) or Angela Guy (01978 297433).



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From: Philip Forster
Sent: 21 January 2016 09:46
To: Stacey Inglis
Subject: P/2015/0777 - proposed solar PV at Borrass Hall

Your Ref: WK/201513163

Hi Stacey,

I'm sorry if this is not you. Angela mentioned a couple of solar PV sites that you were looking at, but I can't remember which ones they were. If not, could you pass this on?

The applicant has queried the necessity of the request for a ground investigation report. In normal circumstances I would impose the condition as requested. However, in this instance they are querying, in line with our Welsh Government circular on the use of conditions whether there is strictly a need to carry out such an investigation on the basis of the reclaimed nature of the site, the previous land use (sand pit) and the risks factors associated with the installation of the plant and machinery for the proposed development. The site was part of an early stage of the reclamation of Borras Quarry but it is unlikely that there would be instances that the backfill would include hazardous materials.

Just so that I can go back to the applicant with a response as to the rationale behind your recommendation, would you able to give me a few pointers as to the reasons if you would persist with this recommendation.

Thanks

Phil

Philip Forster

Planning Officer/Swyddog Cynllunio
Development Control/Rheoli Datblygu



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