

P/2017/0823

Contaminated Land

According to our records we have requested contamination conditions for development of residential properties on this site, particularly regarding application number P/2003/0503. Our records indicate that there are many outstanding issues for the original residential development. It appears that not only do we have no agreement of remediation measures and subsequent validation details, but the investigation works leading up to this were not even completed.

Since I am not in a position to say whether remedial works were necessary or not for the above site I cannot be sure whether I would have asked for a condition for this application. It is quite possible the original development will have needed gas protection measures. Monitoring was being undertaken but our file shows there was no report submitted with the results. If any property did need gas protection measures then any future extensions should also be fitted with the same protection measures.

I would therefore recommend the following Conditions and Note to Applicant be applied to any future consent that may be granted.

Conditions

1. No development shall take place until a scheme of gas protection measures, including specification details, design plans, installation, inspection and validation details has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with the details approved;
2. No part of the conservatory shall be occupied/used until a Verification Report which demonstrates that the gas protection measures required by condition 1 have been fully implemented has been submitted to and approved in writing by the Local Planning Authority.

Note to Applicant

A11NA SITE CONTAMINATION

Helen Bradshawe
6th October 2017