PLANNING APPLICATION COMMENT SHEET

APPLICATION NO: 09/00031/FUL DATE RECEIVED: 24.2.09

EH OFFICER: SS

PLANNING OFFICER: RWR

DESCRIPTION: ERECTION OF TWO NEW DWELLINGS

LOCATION: 53 MARKFIELD ROAD, GROBY

ENVIRONMENTAL HEALTH COMMENTS

I have reviewed this application and the two documents relating to land contamination investigation.

The Ian Farmer report is dated 5.9.03 and was considered at the time of earlier development of part of this site. I am happy for this report to form the basis of the site characterisation of the proposed site for land contamination purposes, but it will need to be considered and potentially updated in light of current policy, guidance and the use of the site since 2003. This may alter the conclusions/recommendations detailed within the report.

As a minimum, and subject to comments above, intrusive investigation is required into possible land contamination under the former garage building and also around the locations of the underground storage tanks to the front of the site.

The Soiltechnics document submitted is only a standard method statement for the investigation of land contamination and is not specific to the application site. It is dated May 2003 and so is now out of date.

Based on my comments above, if permitted, I recommend the following conditions.

RECOMMENDED CONDITIONS

C63. **Notification of Commencement**

Notification of the commencement date of any site investigation work relating to potential contamination should be given in writing to the Local Planning Authority not less than 14 days before such work commences.

C174. **Land Contamination**

No development approved by this permission shall be commenced until a scheme for the investigation of any potential land contamination on the site has been submitted to and agreed in writing by the Local Planning Authority, which shall include details of how any contamination shall be dealt with. The approved scheme shall be implemented in accordance with the agreed details and any remediation works so approved shall be carried out prior to the site first being occupied.

Note to Applicant 50

In relation to condition xxx advice from Environmental Health should be sought on 01455 238141 to ensure the Borough Council's policy on the

investigation of land contamination is followed. Any scheme submitted shall be in accordance with this policy.

C75. **Land Contamination Found Later**

If during development, contamination not previously identified is found to be present at the site, no further development shall take place until an addendum to the scheme for the investigation of all potential land contamination is submitted to and approved in writing by the Local Planning Authority, which shall include details of how the unsuspected contamination shall be dealt with. Any remediation works so approved shall be carried out prior to the site first being occupied.

C76. **Notification of Development Commencing**

Notification of the commencement of development should be given in writing not less than 14 days before development commences.

DATE: 6.3.09 OFFICER: Simon Smith