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Hi Lara,

With regards to the above planning application, I have concern that the proposed construction would cause some form of environmental impact (noise & dust) to neighbouring properties. In addition, given the proximity of the former landfill site, there is potential for contaminated land risks to future occupiers if appropriate investigation and mitigation measures are not secured.

If planning application is granted, I would recommend that the condition below is attached.

1. Before the commencement of the development hereby approved:

A Phase I land contamination assessment (desk-study) shall be undertaken and approved in writing by the local planning authority. The land contamination assessment shall include a desk-study with details of the history of the site use including:

- ℞• the likely presence of potentially hazardous materials and substances,
- ℞• their likely nature, extent and scale,
- ℞• whether or not they originated from the site,
- ℞• a conceptual model of pollutant-receptor linkages,
- ℞• an assessment of the potential risks to human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining

land, ground waters and surface waters, ecological systems, archaeological sites and ancient monuments,

- R● details of a site investigation strategy (if potential contamination is identified) to effectively characterise the site based on the relevant information discovered by the desk study and justification for the use or not of appropriate guidance. The site investigation strategy shall, where necessary, include relevant soil, ground gas, surface and groundwater sampling/monitoring as identified by the desk-study strategy

The site investigation shall be carried out by a competent person in accordance with the current U.K. requirements for sampling and analysis. A report of the site investigation shall be submitted to the local planning authority for approval.

2. Where the site investigation identifies unacceptable levels of contamination, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be submitted to and approved in writing by the local planning authority. The submitted scheme shall have regard to CLR 11 and other relevant current guidance. The approved scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria and site management procedures. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

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Given the scale of the Development and/or its proximity to sensitive receptors e.g. residential dwellings, I would recommend that the applicant prepares and submits a detailed Construction Management Plan for the control of noise and dust throughout the demolition/construction phase of the Development.

The statement will need to provide detailed proposals for the control of dust and other air emissions from the site, having regard to relevant guidance, for example guidance produced by the Greater London Authority (GLA, 2006), or the Institute of Air Quality Management (IAQM, 2012).

Noise management procedures should have regard to the guidelines described in BS5228, or other agreed guidance/standards.

Conclusively, due to the concerns as stated above. Applicant/consultant will need to address the issues raised above before further comments.

I have no other comments to make on the application.

Kind Regards

Kennedy Nwokolo

Environmental Health Officer (Environmental Protection)
Commercial and Environmental Protection
Place and Communities

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