

Rix, Catherine

From: Byrne, Heather
Sent: 09 May 2016 09:45
To: Planning
Subject: CR - FW: JTA DC Consultations for Amendments

Hello,

Below are contaminated land comments for 3PN/2016/0022/UC.

Thanks,

Heather Byrne
Senior Development Management Consultant

Breckland Council
working in partnership with
CAPITA

Tel: 01362 656 873
DDI: 01362 656 289

Email: heather.byrne@capita.co.uk

Elizabeth House, Walpole Loke, Dereham, Norfolk, NR19 1EE

Submit Planning Applications online at <http://www.planningportal.gov.uk/apply>

Commercial in Confidence

From: Addy, Varuna
Sent: 18 April 2016 16:57
To: Byrne, Heather
Subject: RE: JTA DC Consultations for Amendments

Planning Comments

From: Varuna Addy

Date: 18 April 2016

My ref: SRU/203440

LA reference: 3PN/2016/0022/UC

Subject: - Change of use from agricultural barn to dwelling

Premises: Threshing Yard Barn, Hallfield Road, Thompson, Thetford, Norfolk, IP24 1PT

I have looked at the application submitted and considered the Phase 1 Desk Study Report dated March 2016 by Demeter Environmental Ltd .

The report recommends that the rubble found on site is removed and that any made ground identified is removed where gardens/landscaped areas are proposed.

The report also found oil staining in the workshop area. It is understood that the floor slab will be broken up for disposal. Should there be olfactory or visual evidence of hydrocarbon staining beneath the floor slab, the materials found will be removed and the excavation validated.

Our records indicate that the barn appears to have occupied a larger footprint than currently. The previous use of those areas is unknown. A simple site investigation in the areas previously built on is recommended.

Based on the information provided to me at this time, I recommend approval providing the development proceeds in line with the application details and subject to the following conditions to alleviate environmental concerns:

3949 – Site investigation/Remediation

Unless otherwise agreed in writing, the following details shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby approved:

A. Site Investigation

A site investigation and risk assessment to determine the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The report of the findings must include: (i) a survey of the extent, scale and nature of contamination; (ii) 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, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments; (iii) an appraisal of remedial options, and proposal of the preferred option(s).

B. Remediation Scheme

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. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must 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.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

The above must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason for condition: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Informative: Land contamination risk assessment is a step-by-step process. During the course of the risk assessment process set out in the above condition, it may become clear that no further work is necessary to address land contamination risks. Where this is the case the condition may be discharged by the Council without all the steps specified being completed. In all cases written confirmation should be obtained from the Council confirming that the requirements of the condition have been met.

3946 – Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with details to be agreed in writing with the Local Planning Authority. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority.

Reason for condition: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Asbestos

The removal of asbestos materials must be carried out in accordance with appropriate guidance and legislation including compliance with waste management requirements. Accordingly any works should be managed to avoid damage to any asbestos containing material such as to prevent the release or spreading of asbestos within the site or on to any neighbouring land.

You may wish to advise the applicant that failure to comply with this may result in the matter being investigated by the Health and Safety enforcing authority and the development not being fit for the proposed use. In addition the developer may incur further costs and a time delay while ensuring the matter is correctly resolved.

3923 – Informative note (Extensions)

Where remediation of contaminated land is required, the developer is advised to put in place measures to ensure that any future alterations/extensions to the development do not undermine completed remediation works and, if appropriate, that the future alterations/extension include the same scheme of remediation as that included in the original development.

Regards,
Varuna

Varuna Addy | Environmental Protection Officer | Breckland Council
DDI: 01362 656334 | Office: 01362 656870
www.breckland.gov.uk

From: planning@breckland.gov.uk [<mailto:planning@breckland.gov.uk>]
Sent: 12 April 2016 11:52
To: Environment Protection
Subject: JTA DC Consultations for Amendments

CONSULTATION AMENDMENTS - USE CLASS

REFERENCE: 3PN/2016/0022/UC
PROPOSAL: Change of use from agricultural barn to dwelling (Permitted Development)
LOCATION: Threshing Yard Barn Hallfield Road
APPLICANT: Mr David Preston
CASE OFFICER: Heather Byrne

AMENDMENT: Contaminated Land Report

The Council has received revised details for planning permission as shown above and would be pleased to receive any observations you may wish to make. You can view the application by clicking on the link below and use the 'Comment on this application' button to leave your observations.

Alternatively please forward your comments in writing by **26th April 2016**, quoting the above reference number. Representations submitted in relation to planning applications will be available for public inspection.

Please note your comments will also be seen on our website, along with your name, signature, address and any contact details you supply e.g. telephone number and/or e-mail address. If you are concerned about your contact details and signature appearing on our website, please print your name instead of adding your signature and initial this or send your e-mailed comments as an attachment so that only the attachment can be published. Any comments made should be relevant and not defamatory or offensive, as you remain personally and legally responsible for them.