

Formal response of:	Environmental Health
Our ref. 60088	
Application ref. DMPA/2021/1571	
Application Details The erection of a replacement dwelling at Site Location 13 Mount Pleasant Road, Repton, Derby, DE65 6GQ	
Recommendation: ☐ No objection ☒ No objection subject to conditions ☐ No objection subject to conditions and/or a planning obligation ☐ Objection	
Reasons for recommendation: Thank you for the recent consultation on this planning application. I have considered this application in relation to the potential air quality, noise, odour, land contamination, environmental lighting and waste water disposal impact. I have also read the relevant technical reports submitted in support of the application. In my opinion, the key potential environmental impacts of the development are; 1. The potential exposure of new receptors associated with the development to existing sources of land contamination; The development site is approximately 40m to the north-east of a large area of land which is described as having previously been used for quarrying and then subsequently described as consisting of 'unknown filled ground'. This site therefore has the potential to be generating ground gas which could present a risk to the proposed development. I am satisfied that the proposed development will be acceptable in planning policy terms provided that the following conditions be attached;	
Recommendations <u>Land Quality</u> No development shall take place until a suitable scheme for the prevention of ground gas ingress has been submitted to and approved in writing by the Local Planning Authority (LPA). Alternatively, the site shall be monitored for the presence of ground gas and a subsequent risk assessment completed in accordance with a scheme to be agreed with the LPA, which meets the requirements given in Box 4, section 3,1 of the Council's 'Guidance on submitting planning applications for land that may be contaminated'. Upon completion of either, verification of the correct installation of gas prevention measures (if any) shall be submitted to and approved in writing by the LPA prior to the occupation of the development hereby permitted. Reason: To protect the health of the public and the environment from hazards arising from previous contamination of the site which might be brought to light by development of it	

If during development any contamination or evidence of likely contamination is identified that has not previously been identified or considered, then the applicant shall submit a written scheme to identify and control that contamination. This shall include a phased risk assessment carried out in accordance with the procedural guidance of the Environmental Protection Act 1990 Part IIA, and appropriate remediation proposals, and shall be submitted to the Local Planning Authority without delay. The approved remediation scheme shall be implemented in accord with the approved methodology. Reason: To protect the health of the public and the environment from hazards arising from previous contamination of the site which might be brought to light by development of it.

Construction Phase

None

Reason(s) for any requested conditions being pre-commencement conditions:

Recommended advisories (if relevant, including how to overcome any objection):

Date of response:

11 November 2021

Contact name/details:

Matthew Holford, Head of Environmental Services