

From: John Mills
Sent: 07 December 2021 09:57
To: SDDC Planning Applications
Subject: RE: Application ref. DMPA/2021/1023: Notification of planning application

With reference to the above application I have the following comments to make:

I have consulted our records relating to the above site and I do not have any significant concerns with respect to contaminated land. However, the site is within influencing distance of an area of unknown filled ground; linked to the historical infilling of a former quarry site and ground conditions are reported to comprise of made ground. It is therefore considered that the development may be at risk from ground gas migration and ingress into the proposed dwellings. I therefore recommend the following condition:

1. Sufficient measures to protect the development from the risks posed by any ground gases or vapours shall be installed during the construction of the development and shall be maintained for the duration of the life of the development. The measures which are installed shall meet the requirements of sections 3 and 6 of Building Research Establishment 414 (2001) "Protective Measures for Housing on Gas Contaminated Land construction methods" or any alternative proposals which achieve an equivalent level of protection shall be agreed in writing with this authority before the start of the development. A completion report confirming the detail of the measures installed shall be submitted to the LPA for approval in writing before occupation of the properties concerned.

I also recommend as follows:

2. During the period of construction, no ground, construction or fitting out works shall take place and no deliveries shall be taken at or dispatched from the site other than between 0800 and 1800 hours Monday to Friday and 0800 and 1300 hours on Saturdays. There shall be no construction works (except for works to address an emergency) or deliveries on Sundays or Bank Holidays.
3. Recharge points for electric vehicles shall be provided within the development to comply with the following criteria:
 - a. 1 charging point per dwelling with dedicated on plot parking;
 - b. Charging points shall be provided with an IP65 rated domestic socket 13amp socket, directly wired to the consumer unit with 32 amp cable to an appropriate RCD. This socket shall be located where it can later be changed to a 32amp EVCP. Non-residential charging points shall be supplied by an independent 32 amp radial circuit and equipped with a type 2, mode 3, 7-pin socket conforming to IEC62196-2. Alternative provision to this specification must be first submitted to and approved in writing by the Local Planning Authority.
 - c. The electric vehicle charging points shall be provided in accordance with the stated criteria and approved details prior to the first occupation or use of the respective premises and shall thereafter be maintained in working order and remain available for use throughout the life of the development
4. No solid fuel combustion appliance shall be permitted within the [specified buildings or zones] of the development.

Kind regards,

John Mills

John Mills

Principal Environmental Health Officer
Environmental Protection

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From: Planning Applications <planningapplications@southderbyshire.gov.uk>

Sent: 02 December 2021 09:44

To: Environmental Health <Environmental.Health@southderbyshire.gov.uk>

Subject: Application ref. DMPA/2021/1023: Notification of planning application

Outline application (matters of access, layout, scale, appearance and landscaping reserved for later consideration) for the erection of a detached 2.5 storey dwelling with vehicular access on Land adjacent to 22 Millfield Street, Woodville, Swadlincote, DE11 7DB

The above application has been received.

The application may be viewed on our website at

<https://planning.southderbyshire.gov.uk/dmapps.aspx/?ref=DMPA/2021/1023>. Should you have any comments please let me have these **no later than 23/12/2021** by replying to this email or using the online form at the above link.

Please note: due to the effects of COVID-19 we understand that it may be problematic for Parish Councils and amenity societies to hold meetings. Should you require additional time to provide a response, please make a request by replying to this email. Any decision to grant extra time will be at the discretion of the case officer, noting that a decision must still be made within statutory timeframes.

There are various types of applications which may be submitted. For some of these, the Council is only able to consider certain matters:

- Full applications seek a decision on the detailed proposals of how a site can be developed;
- Outline applications seek a decision on the general principles of how a site can be developed. There will normally be only a site plan, although sometimes detail of the access or layout might be provided;
- Reserved matters applications seek approval of those matters not considered at the outline stage, such as the layout and design of new buildings;
- Variation/removal of condition applications seek to alter the wording of conditions imposed on a previous permission, including allowing for amended plans and drawings;
- Non-planning consents for certain types of works (such as works to trees or hedgerows, alterations to listed buildings or display of advertisements);
- Lawful development certificates seek a decision on whether an existing or proposed use or development is lawful for planning purposes and planning permission is not required;
- Prior approvals and prior notifications seek confirmation that specified matters set out under relevant legislation are acceptable and/or complied with. The 'scope' of material planning considerations is often limited.

Further information can be viewed on the [Planning Practice Guidance website](#).

Sometimes a proposal is revised and resubmitted following a previous refusal or approval of planning permission. The proposal may be similar to the previous application or modified in some way, possibly still retaining some elements of the previously submitted scheme. Such applications will be assessed afresh, on their merits, but with regard to any previously approved scheme(s).

When a decision is made the decision notice and officer report will be displayed online at the above link.

Yours faithfully

Steffan Saunders

Head of Planning and Strategic Housing

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