From:	Leah Reed
To:	SDDC Planning Applications
Subject:	FW: Application ref. DMPA/2022/1560: Consultation on planning application
Date:	04 May 2023 05:11:16 PM
Attachments:	image002.png image003.png image004.png

Hi,
In regard to the above application, I have no objections but do recommend the following conditions –
Except in an emergency, no demolition, site clearance, construction, site works or fitting out shall take place other than between 08:00 hours and 18:00 hours Mondays to Fridays, and between 08:00 hours and 13:00 hours on Saturdays. There shall be no such activities whatsoever on Sundays, public holidays and bank holidays.
Reason: To safeguard the amenities of nearby occupiers.

1. **Before the commencement of the development hereby approved:**

a. A Phase I contaminated land assessment (desk-study) shall be undertaken and approved in writing by the local planning authority.

b. The contaminated land 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,
- 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. Before the commencement of the development hereby approved:

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 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.

The developer shall give at least 14 days notice to the Local Planning Authority (Environmental Health Division) prior to commencing works in connection with the remediation scheme.

3 No [dwellings/buildings] hereby approved shall be occupied until:

a. The approved remediation works required by 2 above have been carried out in full in

compliance with the approved methodology and best practice.

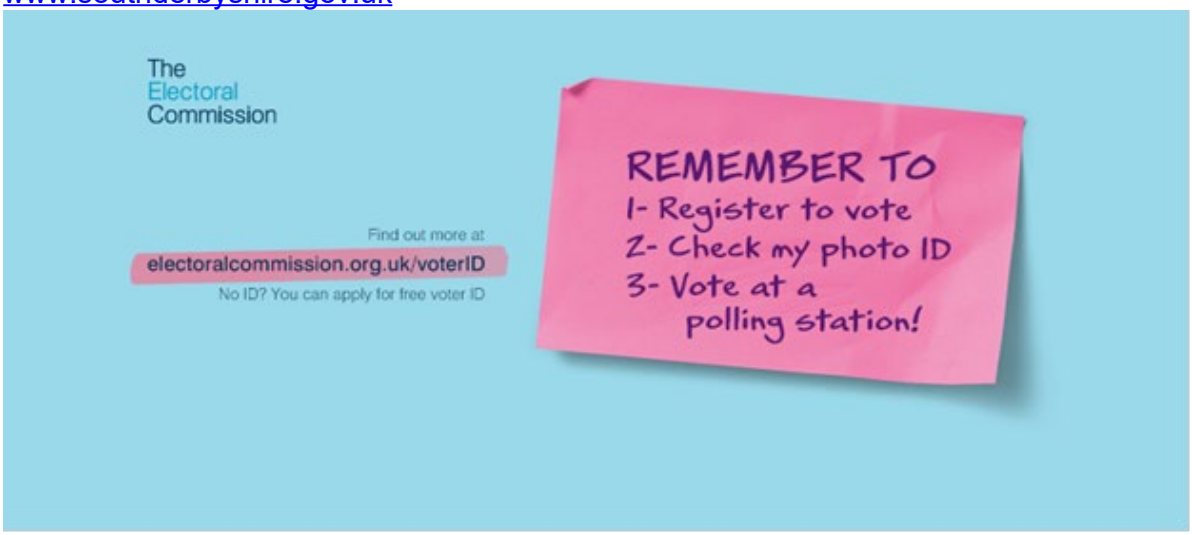
b. If during the construction and/or demolition works associated with the development hereby approved any suspected areas of contamination are discovered, which have not previously been identified, then all works shall be suspended until the nature and extent of the contamination is assessed and a report submitted and approved in writing by the local planning authority and the local planning authority shall be notified as soon as is reasonably practicable of the discovery of any suspected areas of contamination. The suspect material shall be re-evaluated through the process described in 1b to 2 above and satisfy 3a above.

c. Upon completion of the remediation works required by 2 and 3a above a validation report prepared by a competent person shall be submitted to and approved in writing by the local planning authority. The validation report shall include details of the remediation works and Quality Assurance/Quality Control results to show that the works have been carried out in full and in accordance with the approved methodology. Details of any validation sampling and analysis to show the site has achieved the approved remediation standard, together with the necessary waste management documentation shall be included.

Reason: To protect the health of the public and the environment from hazards arising from previous uses of the site and/or adjacent land which might be brought to light by development of it, recognising that failure to address such matters prior to development commencing could lead to unacceptable impacts even at the initial stages of works on site.

Regards

Leah Reed
Environmental Health Officer
T: 01283 228780
www.southderbyshire.gov.uk



Also delivering services on behalf of :
North East Derbyshire and Bolsover District Council Joint Environmental Health Service
Bromley Council Environment and Public Protection



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

Sent: Friday, April 28, 2023 1:49 PM
To: Environmental Health <Environmental.Health@southderbyshire.gov.uk>
Subject: Application ref. DMPA/2022/1560: Consultation on planning application

CAUTION! This Email was sent from outside SDDC. Only open links and attachments you're expecting.

Outline application (matters of access, layout, scale, appearance and landscaping reserved for later consideration) for residential development of 3 dwellings on Land West of 153 Station Street, Castle Gresley, Swadlincote, DE11 9JY

The above planning application has been received. The details can be viewed online at https://planning.southderbyshire.gov.uk/dmapps.aspx?ref=DMPA/2022/1560.

Timeframe for, and how and where to send a response

Due to the need to issue a decision within a statutory timeframe, I must receive your full comments promptly and no later than **21/05/2023**. Failure to respond within this timeframe will be taken as indicative of your intention not to comment. We must also be able to circulate any pre-commencement conditions to the applicant no less than 10 days before a decision is due.

Please provide or attach your comments by return email, ensuring you quote the above application reference number.

Form and scope of response

I am seeking your comments in so far as it affects your interests. Please ensure any response clearly outlines (1) your current stance towards the proposal, (2) the reasons for your position, and (3) what conditions and/or obligations you would wish to see attached to any grant of permission. You are strongly recommended to use the enclosed pro-forma or set out your response in this manner.

Please note that conditions will only be attached where they fulfil the tests for imposing conditions as set out in Planning Practice Guidance and conditions which require the submission and approval of information before any works can commence (pre-commencement conditions) will only be imposed in exceptional circumstances. You should base your request on our list of model conditions.

If you object to the proposals as currently presented, please outline the full reasons for your objection as **there is no guarantee that amendments or further information will be sought or received**. If you consider amendments or further information could overcome your objection, please provide these as advisory notes.

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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