

From: [Peter Exon](#) on behalf of [Contaminated Land](#)
To: [Planning](#)
Cc: [Rory Hume](#)
Subject: RE: Consultation for Application Ref No APP/2021/0001
Date: 19 January 2021 13:26:21

APP/2021/0001 Planning Permission in Principle for Erection of Car Showroom / Service Centre and Formation of Car Parking and Car Display Areas; Former Aviation Storage Facility Station Road / A947 Millmoss Turriff Aberdeenshire AB53 8BJ

Environmental Protection Act 1990: Part IIA Contaminated Land

Thank you for consulting us on this application.

I note the submission of the report; *Land Quality Assessment Combined Phase 1 & Phase 2 GPSS Portfolio: Turriff Former Petroleum Storage Depot*, revision 2, dated July 2013 and written by Atkins Limited on behalf of the Defence Infrastructure Organisation.

The report was reviewed before the submission of the planning application, it's contents were accepted noting that further investigation of the site would be required should a planning application be submitted because, though containing useful information, the investigation and risk assessment detailed in the report are in terms of the current use of the site and management of the MOD land portfolio; not in terms of redevelopment for the proposed use.

The submitted report is sufficient that no further information is required prior to a planning decision being made provided further site investigation is carried out before development starts; hence this Service recommends that the following planning condition is applied to the planning decision.

No works in connection with the development hereby approved (other than the demolition of the existing buildings) shall commence unless an investigation of the site has been undertaken in accordance with BS 10175:2011+A2:2017 - 'Investigation of Potentially Contaminated Sites – Code of Practice' and a report of that investigation has been submitted to and approved in writing by the planning authority.

Where it is determined by the site investigation report that remediation of the site is required no works in connection with the development hereby approved (other than the demolition of the existing buildings) shall commence unless a remedial scheme has been submitted to and approved in writing by the planning authority. The development hereby approved shall not be brought into use unless the approved scheme of remediation has been carried out in its entirety and a validation report has been submitted to and approved in writing by the planning authority.

Any areas of hardstanding, clean cover or other such barriers within the application site boundary that are included within the approved scheme of remediation and are required to break one or more pollutant linkages shall be permanently retained as such and shall not be disturbed without the prior written approval of the planning authority.

Reason: *In order to ensure any potential contamination of the site is dealt with appropriately in the interests of public and environmental safety.*

I have no further comment to make on this application.

Regards,

Peter.

Peter Exon
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-----Original Message-----

From: planning@aberdeenshire.gov.uk <planning@aberdeenshire.gov.uk>
Sent: 06 January 2021 11:38
To: Contaminated Land <contaminated.land@aberdeenshire.gov.uk>
Subject: Consultation for Application Ref No APP/2021/0001

Please find attached important correspondence from Aberdeenshire Council, Planning and Environment Service.