

Consultee Comments for Planning Application 20/04211/PLF

Application Summary

Application Number: 20/04211/PLF

Address: Sun Inn Church Lane Skirlaugh East Riding Of Yorkshire HU11 5EU

Proposal: Erection of four dwellings and associated car parking following demolition of existing public house (revised scheme of 18/04064/PLF)

Case Officer: Mr Tim Williams

Consultee Details

Name: . Public Protection - Environmental Control Specialist

Address: East Riding Of Yorkshire Council, Council Offices, Church Street Goole, East Riding Of Yorkshire DN14 5BG

Email: Not Available

On Behalf Of: Public Protection

Comments

ENVIRONMENTAL CONTROL SPECIALIST

I acknowledge receipt of the above planning consultation. This response only considers potential land contamination and air quality issues. A separate response will be provided by my colleagues in the Environmental Control District team.

Land Contamination

Although no significant sources of contamination have been identified in proximity to the site, given the proposed sensitive end-use and that the site is previously developed land, it is recommended that a watching brief for potential land contamination is maintained during redevelopment. It is understood that garden areas may be created on areas currently covered by building footprints or hard-surfaced car parking. Therefore current surface materials are unlikely to be suitable for use in residential gardens, and will require removal to allow for soft landscaping. As part of the watching brief, the surface material in proposed garden areas, as well as any underlying made ground material which is exposed, should be inspected for evidence of contamination, following demolition and site clearance. Allowance may need to be made for excavation and removal, followed by replacement with an adequate thickness of clean soil cover.

The following condition and advice notes should therefore be included on the notice of decision, if planning permission is approved:

Condition: In the event that contamination is found at any time when carrying out the approved development, it must be reported immediately to the local planning authority. An appropriate

investigation and risk assessment must be undertaken, and where remediation is necessary, a remediation scheme must be prepared by competent persons and submitted to the local planning authority for approval. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the local planning authority.

Reason: 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 receptors.

Advice to applicant:

Asbestos

An appropriate survey should be undertaken to identify any asbestos containing materials in existing buildings or elsewhere on the application site (including demolition rubble). Asbestos containing materials must be safely removed prior to site clearance and demolition, or conversion of existing buildings, to avoid causing risks to public health and the environment. Asbestos contaminated waste must be disposed of appropriately at a licenced waste facility. The legal requirements for managing and working with asbestos are set out in the Control of Asbestos Regulations 2012.

Importing/removing soil

Where soil, aggregate or fill material needs to be brought on to site for landscaping, earthworks, raising site levels, or back-filling excavations, the developer must ensure it is from a certified clean source and is suitable for use. Any material removed from site for disposal should be documented by appropriate waste transfer notes. Written verification may be required by the local planning authority, and any records should be retained by the developer.

The developer and site contractors should be made aware of these requirements and recommendations, and appropriate records kept of any works undertaken.

Air Quality

Advice to applicant:

To help prevent deterioration in local air quality during development of the site, it is recommended that an appropriate Construction Emissions Management Plan is in place to address potential environmental impacts. This should identify the steps and procedures that will be implemented to minimise the creation and impact of air pollution and dust resulting from the demolition, site preparation, groundwork and construction phases of the development.