

# **Consultee Comments for Planning Application**

## **1/0435/2021/FUL**

### **Application Summary**

Application Number: 1/0435/2021/FUL

Address: Land Adjacent To Treeside Durrant Lane Northam Bideford Devon EX39 2RL

Proposal: Chalet Style Bungalow and integral garage

Case Officer: Ryan Steppel

### **Consultee Details**

Name: Mr Matthew Millichope

Address: Torridge District Council, Riverside, Riverbank House Bideford, Devon EX39 2QG

Email: Not Available

On Behalf Of: Environmental Protection Officer

### **Comments**

In relation to the above application, the Environmental Protection Team has no objections in principle.

#### Land Quality

The application site is an existing residential garden and is unlikely to contain any contamination from a former industrial use. However, due to the sensitive end use, it would be prudent to ensure measures are in place should any unexpected contamination issues arise during development of the site. Should planning consent be granted, the Environmental Protection Team recommends the imposition of the following condition:

Should any contamination of soil or groundwater be discovered during development of the site, the Local Planning Authority should be contacted immediately. Site activities within that phase or sub-phase or part thereof, should be temporarily suspended until such time as a procedure for addressing such contamination, within that phase or sub-phase or part thereof, is agreed upon with the Local Planning Authority or other regulating bodies.

#### Residential Amenity

Due to the existence of neighbouring dwellings in close proximity, there is the potential for detriment to residential amenity from the construction works associated with the proposed development if control measures are not in place. Should planning consent be granted, the Environmental Protection Team recommends a condition restricting construction works and delivery times to 0700 to 1900 hours Monday to Friday and 0800 to 1300 hours on Saturdays only with no works permitted on Sundays and Bank Holidays in order to protect residential amenity.