

# **Consultee Comments for Planning Application**

## **1/0998/2021/FUL**

### **Application Summary**

Application Number: 1/0998/2021/FUL

Address: Sunnydene Halwill Beaworthy Devon EX21 5UG

Proposal: Erection of single storey dwelling

Case Officer: Sarah Boyle

### **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 comments are outlined below.

#### **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.

#### **Land Quality**

There appears to be no detailed information provided on the historic use and subsequent land quality of the application site. The reported former use of the site has the potential to result in ground contamination and ground conditions that may be harmful to human health or unsuitable for occupation without remediation. Given the sensitive end use, it is essential that the application site is appropriately assessed for any potential contamination that may impact future occupants and, where identified, remediated accordingly. Should planning consent be granted, the Environmental Protection Team recommends the imposition of the Authority's full standard contaminated land condition.

#### **Foul Drainage**

It is noted that the proposed dwelling will be served by a new non-mains foul drainage provision. The percolation test results do not appear to be available making it difficult to comment on the suitability of the ground for the proposed drainage field. The Environmental Protection Team will

require the percolation test results and calculated drainage field area to be provided for review in order to ensure the proposed dwelling is served by a suitable and satisfactory foul drainage provision.