

# Consultee Comments for Planning Application 22/01785/PLF

## Application Summary

Application Number: 22/01785/PLF

Address: Newbreaks Farm Kings Causeway Adlingfleet East Riding Of Yorkshire DN14 8DZ

Proposal: Conversion of existing agricultural building to two dwellings

Case Officer: Mr Calum Rowley

## Consultee Details

Name: . Public Protection

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. After considering the planning application submitted I have the following comments to make.

LOCAL AIR QUALITY: No comments

LAND CONTAMINATION Given the current and historical use of the site and those adjacent to it there is the potential for contamination to exist. I have reviewed the information submitted by the applicant and therefore recommend the following condition so that any contamination encountered during the development can be dealt with.

1. 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.

Suggested Notes for Applicant/Agent:

#### Asbestos

An appropriate survey should be undertaken to identify any asbestos containing material in existing buildings or elsewhere on the application site. Asbestos containing material must be safely removed from any buildings prior to demolition, to avoid causing contamination of the land and surrounding 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.

#### Imported soil / removing soil

Where soil, aggregates 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.

#### Charging points

Charging points for low emissions vehicles - As local planning authority, the Council has a role in encouraging and, where appropriate, requiring new developments to provide electric vehicle (EV) charging facilities. National planning policy requires development to be sustainable and be designed to enable charging of plug-in and other ultra-low emission vehicles, and developers should provide facilities for the growth in EV use. It is recommended that the applicant provides charging facilities for low emission vehicles in line with The Building Regulations 2010 Approved Document S: Infrastructure for the charging of electric vehicles.

If you require any additional information, please contact me