

# Comments for Planning Application 23/02924/FUL

## Application Summary

Application Number: 23/02924/FUL

Address: 22 Merlin Road Oxford Oxfordshire OX4 6EP

Proposal: Demolition of existing garage. Erection of two storey side extension to create 1 x 2 bed dwellinghouse (Use Class C3). Erection of a part single, part two storey rear extension. Installation of air source heat pump. Provision of new vehicle access with car parking, private amenity space and bin and cycle store. Alterations to landscaping.

Case Officer: null

## Customer Details

Name: Mr Paul Scott

Address: St Aldate's Chambers, 109 - 113 St Aldate's, Oxford, Oxfordshire OX1 1DS

## Comment Details

Commenter Type: Standard Consultee

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

- Contaminated land issues

Comment: Thank you for consulting me on planning application 23/02924/FUL.

Planning Considerations:

The Council has a statutory duty to take into account, as a material consideration, the actual or possible presence of contamination on land. As a minimum, following development, land should not be capable of being determined as contaminated land under Part 2A of the Environmental Protection Act 1990. The following planning legislation and policies apply:

- Town and Country Planning Act 1990
- National Planning Policy Framework, paragraphs: 119, 174, 183 -185
- Oxford Local Plan 2016-2036 - Policy RE9 - Land Quality

Documentation reviewed;

- Site plans and design details submitted with the application.
- Historical mapping of the site and surrounding area.

Comments:

1. I have reviewed the proposals and consider that the risk of significant ground contamination being present on site is likely to be low. The development however involves the creation of a new residential property which is considered to be a sensitive end-use and it is the developer's responsibility to ensure that the site is suitable for the proposed use.
2. Historically there was some concern that the Blackbird Leys area could be contaminated with

heavy metals as a result of sewage sludge spreading, but detailed analysis carried out in 1983 and 1998 did not show any significant risk to human health. However in case any unexpected contamination is encountered during the construction of the proposed development, I recommend that the following informative is added to any permission granted;

#### INFORMATIVE

If unexpected contamination is found to be present on the application site, an appropriate specialist company and Oxford City Council should be informed and an investigation undertaken to determine the nature and extent of the contamination and any need for remediation. If topsoil material is imported to the site the developer should obtain certification from the topsoil provider to ensure that the material is appropriate for the proposed end use.