

Application Ref:	24/01096/FU		
Site & Proposal:	5 Second Avenue, Bardsey, Leeds, LS17 9BQ - Demolition of existing detached bungalow and garage and erection of new detached dwelling house and garage incorporating gym and extend existing driveway to front		
To:	Tony Clegg	From:	Gregory Gibson
Our Ref:	PCL06804_24_01096_PRD1	Date:	07/03/2024

COMMENTS AND RECOMMENDATION

COMMENTS

Whilst the proposed end use of the development is sensitive, no past potentially contaminative land uses have been identified which are considered to pose a potential risk to the proposed development.

RECOMMENDATION

Based on the available information, we have no objection to planning permission being granted, as long as the following Conditions and Directions are applied:

**C_LUNX C_SOIL
D_BLF D_SFU D_ASB**

Geotechnical issues have not been considered or reviewed as this is not within the remit of the Contaminated Land team.

NOTES

See above

Information Reviewed	Title: Land Assessment Statement Preparation date: September 2023 Prepared by: none provided Report ref: 2023-5SEC-LAS
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GENERAL ADVICE

Planner advised to consult:	<u>Landscape & Conservation</u> Reason: Potential implications of remediation on existing trees. <u>Environmental Health</u> Reason: Potential contaminants in dust from remedial works
Applicant advised to consult: <i>(for planner to advise applicant if applicable to the application/permission)</i>	<u>Health & Safety Executive</u> Reason: To ensure that any potential asbestos within buildings due for demolition is dealt with appropriately <u>Yorkshire Water</u> Reason: To ensure that appropriate services are provided at the site <u>Environment Agency Waste Management Licensing Section</u> Reason: To ensure requirements of Waste Management Regulations are met

If this application is to be refused, please DO NOT include contamination as a reason without consulting us.

The following pages are summary information for Leeds City Council only.
This information should not be relied upon by third parties.

WHAT DO WE KNOW ABOUT THE SITE?	
Previous contaminative use	On Site: nothing of note. Off Site: nothing of note.
Environmental Setting	Geology: Drift – none. Solid – MGG. Hydrogeology: Sec A. Hydrology: nothing of note. Mining: not within a coal mining affected area. Landfill: none within 250m. Radon: 3-5%

SUMMARY OF WORKS UNDERTAKEN / REPORT FINDINGS/ RECOMMENDATIONS.	
Land Assessment Statement	From the local history of the site, it is highly improbable that the site has had any contamination issues. We therefore can confirm that the location is not within an area previously known for any contamination.

Abbreviations		
LCM – Lower coal measures	GI – Ground Investigation	TPH – Total petroleum hydrocarbons
PLCM – Pennine lower coal measures	DS / DTS – Desk study	GW – Groundwater
BH – Bore hole	VR – Verification report	CW – Controlled waters
RH / RBH – Rotary hole	RS – Remediation statement	SW – Surface waters
RO – Rotary Open Hole	GG – Ground gas	NVO – no visual or olfactory evidence of contamination
RC – Rotary Core	GGRA – Ground gas risk assessment	Bgl – below ground level
TP – Trial pit	HM – Heavy metals	MG – Made Ground
SI – Site Investigation	PAH – Polyaromatic hydrocarbons	