

## **CLS2A Contaminated Land Screening Form For Small Residential Developments**

This form needs to be completed in cases where the following contaminated land condition (or a condition with similar wording) has been attached to the decision notice of a planning approval for a small residential development (for example: one or two houses being built in the garden of an existing property etc).

No works other than the excavation of the foundations and / or piling works for the development shall be undertaken at the site until the CLS2A Contaminated Land Screening Form has been submitted to, and approved in writing by the Local Planning Authority (LPA). Where necessary, a programme of investigation (including soil analysis and/or ground gas monitoring) shall be undertaken at the site in order to enable an assessment of the risks posed by contamination to be carried out. The proposed scheme of investigation shall be agreed with the LPA prior to being undertaken.

Where necessary, a remediation strategy detailing the works and measures required to address any unacceptable risks posed by contamination shall be submitted to, and approved in writing by, the LPA. The strategy shall include full details of the information that will be obtained in order to demonstrate the scheme has been appropriately implemented. The approved remediation scheme(s) shall be fully implemented and a verification / completion report demonstrating this and that the site is suitable for its proposed use shall be submitted to, and approved by, the LPA.

If, during development, contamination not previously identified is encountered, then LPA shall be informed and no further development (unless otherwise agreed in writing with the LPA, shall be undertaken at the site until a remediation strategy detailing how this contamination will be appropriately addressed and the remedial works verified has been submitted to, and approved in writing by the LPA. The remediation strategy shall be fully implemented and verified as approved.

The discharge of this planning condition will be given in writing by the LPA on completion of the development and once all information specified within this condition and any other requested information has been provided to the satisfaction of the LPA and occupation shall not commence until this time unless otherwise agreed in writing by the LPA.

In order to comply with this planning condition, you need to complete the CLS2A Contaminated Land Screening Form in full. The completed form then needs to be submitted, together with an 'Approval of Details Reserved by Condition' (discharge) application, to the Councils Planning Department via the planning portal ([www.planningportal.co.uk](http://www.planningportal.co.uk)). If you are unable to do this then please liaise with your agent.

No works, other than the excavation of the foundations / piling must be undertaken at the site until the completed form has been approved in writing and the discharge application has been formally approved by the Councils Planning Department. Further guidance regarding the Council's requirements in relation to land contamination and small residential developments is enclosed and should be referred to when completing this form.

This form and the associated guidance document are not suitable for larger residential developments or if the site is on or near to land that has a past industrial use. Where this is the case, you will need to submit a Preliminary Risk Assessment Report, a Ground Investigation Report and if necessary, a Remediation Strategy and Validation Report to the Planning Department for approval.

If at any point when completing this form you suspect that there is the likelihood that contamination may exist at the site (or on the adjacent site), you must stop work and contact the Councils Environmental Protection Unit (0161 342 2691 / 3680), as your findings may necessitate the submission of a more detailed Preliminary Risk Assessment Report and a Ground Investigation Report.

**APPLICANT / AGENT DETAILS**

	<b>Applicant</b>	<b>Agent</b>
<b>Full Name</b>	Maria Arrowsmith	MCD Planning and Architecture
<b>Address</b>	101 Joel Lane Hyde SK14 5LF	Shadyoak Marple Road Offerton Stockport Sk2 5hf
<b>Telephone</b>		
<b>Email</b>		

**DEVELOPMENT DETAILS**

<b>Planning Application Number</b>	unknown
<b>Site Name</b>	<u>House to rear of</u>
<b>Site Address</b>	101 Joel Lane Hyde SK14 5LF
<b>Development Proposal</b>	Erection of one, two storey three bed house
<b>Please provide a plan of the proposed development layout. Plan attached?</b>	Yes [ x ]                      No [ ]

**SITE HISTORY, LAND AND BUILDING USE**

<b>1. Please provide full details of the recent / current use(s) of the site*.</b>
Garden

<b>2. Is any information known about the former / historical use(s) of the site? If so, please provide full details below.</b>
Garden

**\* NOTE: If the site has a past or current industrial use, this screening form should not be used. Instead, a Preliminary Risk Assessment Report and Ground Investigation Report must be submitted to the Local Planning Authority for approval.**

<b>3. Are there any existing buildings on site?</b>	
No <input checked="" type="checkbox"/> *Please proceed to question 5	Yes <input type="checkbox"/> *Please proceed to question 4.

<b>4. Are any of these buildings constructed from suspected asbestos contaminating material? (including cement sheets, gutters, drainpipes, lagging and insulation).</b>	
No <input type="checkbox"/>	Yes <input type="checkbox"/> *Please provide full details below:

<b>5. Is there any evidence of former buildings or site activities at the site?</b>	
No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> *Please provide full details below:

<b>6. Please provide full details of the ground covering across the site (e.g. exposed soils, concrete etc). Ideally, this information should also be annotated onto a site plan.</b>	
Grass, planting beds and small retaining walls	

<b>7. Please provide photographs of the site, including the interior of any existing buildings. Photographs enclosed? (This should include recent / current photographs and if held, copies of any historical photographs).</b>	
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/> *We will not process this form until we have received the photographs.

<b>8. Have any fuels / chemicals been stored on site?</b>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<b>9. Has there been any fuel / chemical spills or leaks on site?</b>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<b>10. If 'Yes' to either of the above, please provide full details of the fuel / chemical, storage</b>		

<b>method and location and details of any leaks or spillages.</b>	
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	Reported		Unreported	
<b>11. Have there been any pollution incidents at the site (or adjacent to it) either reported or unreported?</b> For information please refer to the Environment Agency's 'What's in your Backyard' website.	Yes [ ]	No [x]	Yes [ ]	No [x]
<b>12. If 'Yes' to either of the above, please provide full details of the pollution incident.</b>				

<b>13. Is there any evidence of contamination at the site? (e.g. ground staining / discolouration, strange odours, vegetation distress / dieback etc).</b>
No [x]                      Yes [ ] *Please provide full details below including a plan showing the location.

<b>14. Is there any surface water at the site? (e.g. brooks, streams, rivers, ponds etc).</b>	Yes [ ]	No [x]
<b>15. Are there any groundwater or surface water abstractions at the site? (e.g. wells, boreholes etc).</b>	Yes [ ]	No [x]
<b>16. If 'Yes' to either of the above, please provide full details, including a location plan of any streams, wells etc.</b>		

<b>17. A Coal Authority Report** is required for the site. Report attached?</b>
Yes [ ]
No [ ] *Please note, we will not process this form until we have received a copy of this report.
** Please refer to the attached guidance document for further information.

<b>18. Is there any evidence of subsidence at the site?</b>
No [x]                      Yes [ ] *Please provide full details below including photographs.

<b>19. Have any waste disposal activities (including the burying or burning of waste) been carried out on site?</b>	Yes [ ]	No [ ]
<b>20. Is there any evidence of demolition activities (e.g. rubble, demolition fill etc) on site?</b>	Yes [ ]	No [x]
<b>21. If 'Yes' to either of the above, please provide full details.</b>		

**ADJACENT LAND USE**

<b>22. Please provide full details of the recent / current uses of the adjacent land*.</b>
Pasture and residential dwellings

<b>23. Is any information known about the former / historical uses of the adjacent land? If so, please provide full details below*.</b>
Pasture and dwellings

**\* NOTE: If the adjacent land has a past or current industrial use, this screening form should not be used. Instead, you will need to submit a Preliminary Risk Assessment Report and Ground Investigation Report to the Local Planning Authority for approval.**

<b>24. Please provide photographs of the adjacent land. Photographs enclosed? (This should include recent / current photographs and if held, any historical photographs).</b>
Yes [x]                      No [ ] * We will not process this form until we have received the photographs.

<b>25. Is there any surface water present on the adjacent land? (e.g. brooks, streams, rivers, ponds etc).</b>	Yes [ ]	No [x]
<b>26. Are there any groundwater or surface water abstractions on the adjacent land? (e.g. wells, boreholes etc).</b>	Yes [ ]	No [x]
<b>27. If 'Yes' to either of the above, please provide full details, including a location plan of any streams, wells etc.</b>		

**GROUND CONDITIONS**

Your builder / engineer should be able to assist you with the following questions. However, you will need to make them fully aware of these requirements before they start work on site so that they can ensure appropriate information is gathered during the works. Information on the ground conditions at the site can be obtained during:

- 1. The excavation of any trial / test holes at the site (e.g. often a number of test / trial holes will be dug at the site to determine what type of foundation design is required for the new house(s) and / or:
- 2. The excavation of the foundations for the new house(s).

**28. Have any contamination / ground / geotechnical reports previously been completed for the site?**

No  Yes  \*Please provide a full copy of the report(s).

**29. During the excavation of any trial holes / the foundations what type of ground was encountered above the natural clay / sand / gravels / rock?**

Topsoil  Ash Fill  Peat   
Made ground  Rubble / Demolition Type Fill   
Other  Please provide details .....

**30. Were any organic type materials encountered in the trial holes / excavations?**

No  Yes  \*Please provide full details below including photographs:

**31. Was any evidence of contamination (e.g. oil staining, strange odours etc) or waste materials (e.g. domestic refuse, old bottles etc) encountered in the trial holes / foundations?**

No  Yes  \*Please provide full details below including photographs:

**32. Was natural ground (e.g. natural clays, sands, rock, gravels etc) encountered in the trial holes / foundations?**

Yes  \*Please proceed to questions 33 & 34

No  \*Please proceed to question 35

**33. Approximately what depth was the natural ground encountered in the trial holes / foundations?**

**34. Which of the following best describes the type of natural ground encountered in the excavations?**

Stiff / Firm Clay  Sandy Clay  Clay with Sand Lenses

Sand or Gravel  Rock

Other  \*Please provide details .....

**35. Photographs are required clearly showing the ground conditions encountered in the trial holes / foundations and of any other excavations undertaken at the site. Photographs provided?**

Yes

No  \*We will not process this form until we have received the photographs.

### **DEVELOPMENT CONSTRUCTION**

**36. What type of foundations (e.g. piled, strip footings etc) are being used for the development?**

strip

**37. What type of floor design (e.g. ground bearing slab, beam and block etc) is being used for the development?**

Ground bearing slab

**38. Are you currently proposing to install any ground gas protection measures\*\* in the development (e.g. ventilated sub floor voids, gas resistant membranes etc)?**

No

Yes  \*Please provide full details including manufacturer details for any membranes being used and a cross sectional plan showing how the measures are to be incorporated into the build design

\*\* Please refer to the enclosed guidance note further details of the Councils requirements in relation to ground gas protection measures. You must ensure your builder is fully aware of these requirements.

### **GARDEN AND OUTDOOR SPACE**

**39. Will the development have any garden or any soft landscaped areas? (either existing or to be created as part of the development)?**

Yes  \* The soils at the site will need to be tested. Please refer to the enclosed guidance document for further information.

No

**40. Does the development have any other outdoor space? (e.g. rear yards, patio areas etc)?**

No

Yes  \* Please provide a plan showing these areas and full details of the type of proposed ground covering (e.g. exposed soils, concrete, flags, block paving etc).

**41. Do you intend to bring any soils onto the site as part of the development (e.g. topsoil for garden or soft landscaped areas, materials to raise site levels etc)?**

Yes  \* The imported soils at the site will need to be sampled and tested. Please refer to the enclosed guidance document for further information.

No

### **SUSPECTED CONTAMINATION**

**42. Based on the information you have provided in this form, do you think that contamination could be present at the site?**

No       Yes  \*Please provide full details below:

**Please sign to confirm that the information given in this form is correct to the best of your knowledge and belief.**

**Signed** ..... **Date** .....

**Print Name** ..... (Applicant / Agent / Architect)



**If you need any help completing the form, please contact the Councils Environmental Protection Unit on 0161 342 2691 or 0161 342 3680.**

**Please submit completed forms and all supporting information, together with an 'Approval of Details Reserved by Condition' application, to the Councils Planning Department via the planning portal ([www.planningportal.co.uk](http://www.planningportal.co.uk)).**