

RC

✓ RAR

Stephen Anyanwu

From: DataSpace Consult [system@dataspaceconsult.co.uk]
Sent: 23 February 2015 16:38
To: Planning
Subject: Comments Added: Stonehills House, Stonehills, WGC

PLANNING
DEPARTMENT

23 FEB 2015

Dear Development

Please be aware that comments have been added to the following application:

Application Details:

Application ID: N6/2015/0192/OR - Ms R Collard Application Owner: Welwyn & Hatfield Borough Council (Development Management Officer)

Applicant: Mr D Wanerton

Location: Stonehills House, Stonehills, WGC Deadline Date: 13/03/2015 00:00:00

Description: Change of use from B1 (a) offices to D3 dwelling house providing 8 no X 1 bed flats, 3 no X studio flats and 12 no X 2 bed flats Comment Added:

Commented By: e.health@welhat.gov.uk

Comment: I have reviewed this prior approval application but note that the premises has an historic asbestos survey attached to the application.

As contaminated land (including buildings) remains a planning objective I therefore require the following condition:

Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions 1 to 4 have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition 4 has been complied with in relation to that contamination.

1. Site Characterisation

An investigation and risk assessment (in particular asbestos), in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) A survey of the extent, scale and nature of contamination;
- (ii) An assessment of the potential risks to: • human health, • property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, • adjoining land, • ground-waters and surface waters, • ecological systems, • archaeological sites and ancient monuments;
- (iii) An appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

The applicant has provided an asbestos survey produced by "All About Asbestos" dated 8th May 2014 which may fulfil this criteria but the applicant must confirm this matter.

2. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include All works to be

undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must Ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

The applicant has provided an asbestos survey produced by "All About Asbestos" dated 8th May 2014 which may fulfil this criteria but the applicant must confirm this matter.

Please click the following link to review these comments:

<http://www.consultlive.co.uk/index.aspx?appID=14044>

Any reply to this email will be logged against the consultation.

If you have problems with this link, please email the Consult-Live help team - helpdesk@resolutiondm.com quoting reference: EM004

Powered by DataSpace Consult Live www.consultlive.co.uk

Powered by devMail.Net (Free Version) - The Most Powerful .Net Email Component.
devMail.Net is not the sender of this email nor responsible for the content.