MEMORANDUM

From:	Head of Housing & Environmental Health	**To:**	Head of Development Control
Author:	David Reed	**FAO:**	Gary Osmond
Extension:	3352	**Extension:**	8490
My Ref:	EPCST/15/03401	**Your Ref:**	F/15/77127
Date:	14 October 2015	**cc:**	

F/15/77127 - Construction of 1no. four bedroom dwelling & associated double garage Rear Garden of 1 SWAYTHLING ROAD, WEST END

Thank you for consulting this Service on the above application. I have reviewed the information provided / that held by this Service and note the following:

- The development site is located in the rear garden of an existing residential property.
- The development site is located in close proximity to a number of residential properties.
- The development site is located adjacent to a former Builders Yard, as shown on historical OS mapping.
- The Builders Yard was redeveloped within the last 10 years and that application (Z/35655 & R/07/59618) was conditioned for land contamination. Our records show that some remedial works were undertaken on the site up to the site boundary.

Considering the above I wish to make the following comments:

Although the development site was not part of the former Builders Yard it shared a boundary with it, there is therefore the potential for contaminants in the ground. This needs to be brought to the attention of the applicant. In addition the activities associated with the site preparation and the construction of the development has the potential to impact on the amenity of the existing residential properties that surround the site.

We therefore recommend that the applicant is advised that:

The application site lies adjacent to a former Builders Yard. The presence of 'made ground' and / or contaminants in the ground cannot be ruled out and therefore we would recommend that the risks to the development be considered; including the design of the floor construction. The applicant should also be advised to contact Environmental Health to discuss the above. In addition, we would recommend that this is brought to the attention of the Building Control officer.

Should any information come to light during the demolition or construction works that indicates the presence, or the possible presence of, 'made ground' or of contaminated soils, then this should be brought to the attention of the Environmental Health Service.

Any excavated material is to be disposed in the appropriate manner and not to be reused on site, unless proven to be 'free' from chemical contamination.

We therefore recommend that the following conditions are imposed:

POTENTIAL LAND CONTAMINATION
In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. The following steps are then required to be undertaken in accordance with current best practice and shall be submitted to and approved in writing by the Local Planning Authority;
1. An appropriate investigation and risk assessment, and where necessary;
2. A remediation scheme, and;
3. A verification report validating the measures in (2) on the completion of the works.

IMPORTED MATERIALS
Any imported material shall not to be used on site, without the prior written agreement of the Local Planning Authority.

CONSTRUCTION MANAGEMENT PLAN
The development shall not begin until the developer has submitted a comprehensive construction management plan that has due regards to noise, and to the details contained in the Best Practise Guidance - The Control of Dust and Emissions from Construction and Demolition, 2006 (London Authorities) and Guidance on the Assessment of Dust from Demolition and Construction, 2014 (Institute of Air Quality Management)
We recommend that the following conditions are imposed for amenity protection reasons.

HOURS OF WORK
No construction or demolition work must take place except between the hours of 08:00 to 18:00 Mondays to Fridays or 08:00 to 13:00 on Saturdays and not at all on Sundays or Bank Holidays.

NO BURNING
The burning of materials obtained by site clearance or from any other source must not take place without the prior written consent of the local Planning Authority.

Should you wish to discuss the matters raised here I shall of course be pleased to do so.

David Reed
Scientific Officer