
FROM Environmental Protection Manager
TO Chief Planner
OUR REF WK/171806651
DATE 2 January 2018
ORIGINATOR Mary Jones
CC Janet Belton

PLANNING CONSULTATION - POSSIBLE CONTAMINATED LAND

APPLICATION TYPE: Full permission
APPLICATION NO: 6.49.724.FUL 17/05283/FUL
PROPOSAL: Demolition of mechanics garage. Erection of three dwellings including altered access and six car parking spaces.
LOCATION: E And I C Skaife Auto Services Ripon Road Pateley Bridge North Yorkshire HG3 5NL
GRID REF: E 415958 N 465624
APPLICANT: Messrs Skaife

I have been consulted on the above proposal to demolish a mechanics garage and the erection of three dwellings.

Land contamination:

A screening assessment on land contamination has been submitted to support the application but considering the current use of the site as well as its proposed use for housing this assessment is insufficient for the proposal and has not been completed fully.. There is indication that the site has had a commercial use for 150years but no detail on the use. It is only noted that it has been a mechanics garage for 30 years. There is likely to be asbestos used as part of the construction/ fittings but no response is given to the question on asbestos. I am not satisfied with the assessment or its conclusions and require a phase 1 assessment to be submitted with such a proposal. Should you be minded to recommend approval a CQ06 condition is required as part of any decision notice made.

Air Quality: Electric vehicle charging points:

In order to promote the use of electric cars and reduce pollution as well as to ensure the development conforms to the NPPF, the Air Quality team recommend that the dwellings be fitted with electric vehicle charging points. The electric vehicle charging points shall be implemented prior to occupation.

Refuse storage:

Suitable and sufficient provision shall be made for:

- the storage and containment of refuse prior to collection.
- access for collection of refuse

MARY JONES

Area Environmental Health Officer

