

Working for you

FROM Environmental Protection Manager  
TO Chief Planner  
OUR REF 151607273  
DATE 4 February 2016  
ORIGINATOR Mary Jones  
CC Kate Williams

**PLANNING CONSULTATION - POSSIBLE CONTAMINATED LAND**

APPLICATION TYPE: Full permission  
APPLICATION NO: 6.49.165.A.OUT 15/05195/OUT  
PROPOSAL: Outline application for the erection of 2 dwellings with access and layout considered (Site Area 0.13 ha).  
LOCATION: Land Adjacent To Old Church Lane Cottage Old Church Lane Pateley Bridge Harrogate North Yorkshire HG3 5LY  
GRID REF: E 416110 N 465707  
APPLICANT: J & I Brown

My observations on the above application are as follows:-

**Land contamination:**

An appendix 2 screening assessment has been submitted to support this application and this indicates that the site has been undeveloped, being used as grazing land with no buildings on the site. It also indicates that there has been no fuel or chemicals used or stored on site; no pollution incidents or waste disposal and also indicates no suspected contamination. In addition no topsoil is indicated to be brought on site. I do not feel there is a significant risk from contamination at this site from the information submitted however I would be minded to be cautious concerning the risk to future site users from unforeseen contamination and would recommend the following conditions if you are minded to approve the proposal:

- **REPORTING OF UNEXPECTED CONTAMINATION**

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced and approved in writing by the Local Planning Authority. Where remediation is necessary a 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 approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise approved in writing by the Local Planning Authority. The Local

Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

**Drainage:**

I note from the planning application form that the type of drainage to the properties is currently unknown however if the applicant opts not to connect to mains drainage I would ask that: The package treatment plant and associated drainage must comply with appropriate guidance BS 6297:1983 and must be installed and maintained in accordance with the manufacturer's instructions and recommendations.

Alternatively the new septic tank and associated drainage must comply with BS 6297:1983 the Design and Installation of Small Sewage Treatment Works.

**MARY JONES**

**Area Environmental Health Officer**