

## REPLY TO PLANNING CONSULTATION

FROM: Environmental Protection Team – **Contaminated Land**

APPLICATION NO: 23/01631/OUT

LOCATION: Land To The West Of Royal Hill Road, Derby

PROPOSAL: Outline application for residential development including access arrangements - up to 90 dwellings

CASE OFFICER: Sara Hodgkinson

COMMENTS DATE: 8<sup>th</sup> January 2024

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1. I have reviewed the application information and I would offer the following comments in relation to Contaminated Land.
2. The outline application seeks to develop this plot of greenfield land for up to 90 residential dwellings, with all matters reserved.
3. The site is historically agricultural and unlikely to pose any particular risks from contamination. Nonetheless, the proposed use is considered to be 'sensitive' and in light of some contamination risks associated with agricultural processes, a degree of site assessment and sampling is recommended in order to ensure that the land is suitable for the proposed use.
4. I would therefore recommend that conditions are attached to the consent as follows.
  - i) Before commencement of the development, a Phase I ground contamination study shall be completed for the site, documenting the site's previous history and identifying all potential sources of contamination and all plausible pollutant linkages with respect to future site users in accordance with the Government's Land Contamination Risk Management (LCRM) Guidance. A Phase I Desktop Study Report will be required for submission to the Local Planning Authority for written approval prior to commencement of the development.*
  - ii) Where the agreed Phase I Assessment has identified potential contamination, a Phase II Site Investigation shall be carried out to determine the levels of contaminants on site that could pose a risk to the health of future site users, in accordance with LCRM Guidance. A risk assessment will then be required to determine the level of potential risk to site end users. A detailed report of the investigation will be required for submission to the Local Planning Authority for written approval prior to commencement of the development.*
  - iii) In those cases where the agreed Phase II Investigation Report has detailed significant contamination risks to human health exist on site, a Remediation Strategy will be required in order to identify measures needed to mitigate the identified risks. The Remediation Strategy shall be completed in accordance with LCRM Guidance and submitted for written approval by the Local Planning Authority prior to commencement of the development.*

*iv) The risk reduction measures detailed within the agreed Remediation Strategy shall be implemented in full. A Validation Report shall subsequently be produced which adequately demonstrates that the measures have been implemented in full, that all significant risks to human health have been removed and that the remediation targets have all been met. The Validation Report shall be submitted to and approved in writing by the Local Planning Authority prior to the development being occupied.*

I have no other comments to make on the application regarding contaminated land at this time.

Karl Suschitzky  
Senior Environmental Health Officer