

Consultee Comments for Planning Application 24/00564/F

Application Summary

Application Number: 24/00564/F

Address: 8 Druid Stoke Avenue Bristol BS9 1DD

Proposal: Proposed dwelling and associated works.

Case Officer: [REDACTED]

Consultee Details

Name: The Public Protection Team (Land Contamination)

Address: City Hall, College Green, Bristol BS1 5TR

Email: Not Available

On Behalf Of: Contaminated Land Environmental Protection

Comments

The planning application has been reviewed in relation to land contamination.

The applicants are referred to the following

Bristol Core Strategy - BCS23 Pollution

Local Plan DM34 Contaminated Land

National Planning Policy Framework (2024) Paragraphs 124 (c), 180 (e & f) , 189 & 190

Applicants are reminded of paragraph 190 of the NPPF: Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

Land Contamination Risk Management: Land contamination risk management (LCRM) - GOV.UK (www.gov.uk)

Planning Practice Guidance Note <https://www.gov.uk/guidance/land-affected-by-contamination>

Planning Portal Guidance <https://www.planningportal.co.uk/permission/commercial-developments/land-contamination/why-do-you-need-to-know-about-land-contamination>

<https://www.bristol.gov.uk/planning-and-building-regulations-for-business/land-contamination-for-developers>

The proposed development is sensitive to contamination but is situated on land not thought to have been subject to a potentially contaminating land use. In light of this and the nature of the development, the following condition is recommended:

Reporting of Unexpected Contamination

The development hereby approved within any approved phase shall not be brought into use until written confirmation is provided to the LPA that unexpected or previously unidentified contamination was not encountered during the course of development works.

If, during development, unexpected contamination is found to be present on the site, no further works shall be carried out at the affected location until the following are submitted to the LPA for approval:

I. Risk Assessment (GQRA or DQRA);

II. Remediation Strategy & Verification Plan;

If remediation is required, it shall be carried out in accordance with the approved Remediation Strategy. Upon completion of remediation works, a Verification Report shall be submitted for approval.

The actions required above shall be completed in full accordance with the following guidance: Land Contamination Risk Management (Environment Agency, 2023).

Reason: To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 180(f), 189 and 190 of the National Planning Policy Framework (December 2023).

Radon Advice:

The site falls within a radon referral area, the applicant is advised to undertake a radon risk assessment to establish if radon protection measures are required as part of the development. An initial risk assessment can be undertaken by visiting [REDACTED] or contacting UK Radon on 01235 822622.