

CONTAMINATED LAND – CONDITION.

The site comprises a historical textile mill which is currently vacant but had been in use most recently for storage and retail. The floors proposed for conversion are understood to have been in commercial use (Class E). Geology at the site comprises river terrace deposits overlying sandstone, a secondary aquifer. The site is radon class 2; as such no protection measures are required.

Due to the sensitivity of the proposed end use, as a minimum, a Desk Study and Preliminary Risk Assessment will be required.

In line with the National Planning Policy Framework, the site is proposed for a sensitive end use we recommend that the following contaminated land conditions are placed on any grant of permission:

CLA1 - Contaminated Land Preliminary Risk Assessment, Site Investigation, Detailed Risk Assessment and Remediation Strategy.

CLA2 - Contaminated Land implementation of Remediation Strategy and Site Verification Report.

Reason: This is to secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to the National Planning Policy Framework.

AIR QUALITY

Permitted Development Rights, permits commercial (class E) to dwellinghouse(s) (class C3) subject to prior approval covering transport and parking, contaminated land, flooding and noise from nearby commercial premises (Class MA). As such the Council is unable to assess and apply where necessary air quality mitigation measures to this type of permitted change of use.

However, we would note a couple of points. The application area is in close proximity to an Air Quality Management Area. Furthermore, the proposed site plan includes two EV charging points. Our recommended minimum for EV charging points is as follows: *Mode 3, 7kW (32A) single phase, or 22kW (32A) three phase, and for 50kW Mode 4 rapid charging may be required. British Standard BS EN 61851-1:2019 to be used. Further information regarding minimum standards can be found at <https://www.gov.uk/transport/low-emission-and-electric-vehicles>.*

Operations – Environment Section.
28th May 2024