

From: Scott, Judith
Sent: Monday, July 10, 2023 11:37 AM
To: Booth, Claire
Subject: RE: Initial Consultation on Planning Application 69559

Hi Claire

Please see my comments below.

CONTAMINATED LAND – CONDITIONS.

The site has previously been in use as open land and was developed as a school building by 1963, that has now been demolished. The site is not situated within 250 metres of any known landfill sites and is situated on the Sherwood Sandstone Principal aquifer which is overlain by Glaciofluvial Sand and Gravel.

A Groundsure Environmental Risk Report has been received.

Although the site has not had any known contaminating land use, as the site has been previously developed there is likely to be deposits of made ground at the site. Due to the sensitivity of the proposed land 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.

**Operations – Environment Section.
10 July 2023**

Regards

Judith Scott
Environmental Protection Officer
Department of Operations