

Working for you

PLANNING CONSULTATION

APPLICATION NO 15/04529/DISCON
PROPOSAL Approval of details required under condition 3 (remediation) of planning permission 6.83.PBR - Prior Notification for change of use from agricultural building to 1 No. dwelling.
LOCATION Land Comprising Field At Grid Reference 434038 459661 Market Flat Lane Scotton North Yorkshire
DATE 27 October 2015
ORIGINATOR Alison Tierney

I have been asked to comment on the above application which is for the approval of details under condition 3.

The applicant has submitted a report by Demeter Environmental Ltd, dated September 2015 which provides details relating to a site walkover inspection and Phase 1 report. The author of the report has identified the potential risk from landfill gas to occupiers of the proposed dwelling and recommended that gas monitoring be carried out or mitigation measures be incorporated into the building design. If it is chosen to install gas mitigation measures, then a validation report should be submitted upon completion of the work. Alternatively the results of the gas monitoring should be submitted with an assessment as to what may be required on site.

I concur with the conclusions and advise that part 1 of condition 3 has been fulfilled. The applicant should now decide which option is best and most suitable for the development. The author of the report has also recommended that an asbestos survey be carried out on site together with a watching brief throughout the development of signs of unexpected contamination.

If you have any queries concerning these comments please contact me.

ALISON TIERNEY
Area Environmental Health Officer (Environmental Protection)
alison.tierney@harrogate.gov.uk
01423 500600 ext 56867