



PLANNING CONSULTATION RESPONSE

Planning Reference: 21/01084/FUL	Date: 10/05/2021
Description: Erection of detached dwelling	
Location: Land Between 20 And 30, Spring Lane, Sprotbrough	
Planning Officer: Mark Ramsay	
Comments: <p>I am in receipt of the application consultation for the above proposal and would comment as follows with regard to contaminated land and the impact upon human health.</p> <p>As this development is for a sensitive end use, an appropriate contaminated land risk assessment should be carried out, in accordance with Government Planning Guidance and the Yorkshire & Lincolnshire Pollution Advisory Group (YALPAG) Developers guide. The Developers guide has been adopted by over 30 LA's in the region, including Doncaster and can be found on the Doncaster Council Website. www.doncaster.gov.uk/services/environmental/developing-on-contaminated-land</p> <p>Without an appropriate risk assessment the concern would be that future site users, i.e. young children, could be exposed to "unacceptable levels" of contaminated soils on a daily basis. Young children in particular are more vulnerable to contamination, due to their low body weights, the nature of playing, and their frequent use of the garden. Crawling is associated with high dermal and inhalation exposure, while the high frequency of hand to mouth actions in children results in high soil ingestion.</p> <p>Furthermore, our historic maps show the above application is located near a landfill, so there is a possibility that contaminants may migrate to the site, for example, in the form of landfill gases. This should be considered further in the required risk assessment.</p> <p>In light of the above it is strongly recommended any favourable planning permission should have CON 1, CON 2 and CON 3 attached.</p>	
Reason: <p>To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to the National Planning Policy Framework.</p>	
Officer: Mathew Julian	