From: planning@adur-worthing.gov.uk
Sent: 26 January 2022 13:01
To: planning@adur-worthing.gov.uk
Subject: Consultee Comments for Planning Application AWDM/2305/21

Flag Status: Flagged

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 26/01/2022 1:00 PM from Mrs Hannah Powell (hannah.powell@adur-worthing.gov.uk) on behalf of Environmental Health Public Health.

Application Summary

Reference:	AWDM/2305/21
Address:	8 Tower Road Lancing West Sussex BN15 9HT
Proposal:	Single storey ground floor extension, render to South and West elevations and proposed porch (to be constructed under AWDM/2180/21); second floor window to existing front (South) gable
Case Officer:	Eve Hearsey

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Comments Details

Comments:	With reference to the above application, this site is located on land which has been identified as potentially contaminated. As ground works are proposed in this application I would advise the following phased condition: Prior to commencement of the development hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority: (1) A preliminary risk assessment which has identified: all previous uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors; and potentially unacceptable risks arising from contamination at the site. (2) A site investigation scheme, based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. (3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

(4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the Local Planning Authority.

The scheme shall be implemented as approved above and, prior to commencement of any construction work (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

Kind regards