

NORTH HERTS COUNCIL

MEMORANDUM

To: PLANNING CONTROL AND CONSERVATION Tom Rea	From: ENVIRONMENTAL HEALTH Alan Stone Ext 4108
	Date: 24 th February 2025
Our Ref: 6154/25	Your : 25/00018/FP Ref:
Subject: Noise, CL and AQ Full Planning Permission : Change of use from a funeral parlour - E(c)(ii), to 4 number dwellinghouses - C3(a) and associated single storey extensions. Removal of existing entrance portal and installation of new privacy gates following demolition of existing car port roof structures. 23a Hitchin Street, Baldock, Hertfordshire, SG7 6AQ	

Comments.

Thank you for re-consulting Environmental Protection on this application.

I make the following comments/recommendations.

Land Contamination.

The application is not supported by any land contamination information. I think that for this proposal it would be prudent to obtain such. This could be secured via pre-commencement/pre-occupation conditions. Please see example conditions below, for information.

No development approved by this permission shall take place until the following has been submitted to and approved in writing by the Local Planning Authority:

- **A Phase 1 Desk Study report documenting the ground conditions of the site with regard to potential contamination;**
- **A Phase 2 Site Investigation (where shown as necessary the Phase 1 Desk Study);**
- **A Phase 3 Remediation Scheme (where shown as necessary by the Phase 2 Site Investigation)**

All such work shall be undertaken in accordance with BS:10175:2011 or other appropriate guidance issued by the regulatory authorities. The work shall be sufficient to ensure that measures will be taken to mitigate any risks to human health and the wider environment.

Reason: To protect human health and to ensure that no future investigation is required under Part 2A of the Environmental Protection Act 1990.

Prior to any permitted dwelling being occupied a validation report shall be submitted and approved in writing by the Local Planning Authority to demonstrate the effectiveness of any agreed Remediation Strategy. Any such validation shall include responses to any unexpected contamination discovered during works.

Reason: To protect human health and to ensure that no future investigation is required under Part 2A of the Environmental Protection Act 1990.

In the event that contamination is found at any time when carrying out the approved development, it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall then be undertaken by a competent person, in accordance with BS10175:2011. A written report of the findings should be forwarded for approval to the Local Planning Authority. Following completion of remedial measures a verification report shall be prepared that demonstrates the effectiveness of the remediation carried out. No part of the development should be occupied until all remedial and validation works are approved in writing.

Reason: To protect human health and to ensure that no future investigation is required under Part 2A of the Environmental Protection Act 1990.

Noise and other nuisances.

The site is adjacent to public house and specifically the beer garden which has the potential to create noise disturbance to any future occupiers. For a proposal such as this in this location we would expect to see a noise assessment to ensure that any potential noise source is adequately assessed and mitigated against where necessary. Can we obtain such information?

I object to the proposals at this stage until this has been adequately addressed.

If you have any queries, then please do not hesitate to contact me.

Regards

Alan Stone