

NORTH HERTS COUNCIL

MEMORANDUM

To: PLANNING CONTROL AND CONSERVATION Tom Rea	From: ENVIRONMENTAL HEALTH Alan Stone Ext 4108
	Date: 9 th June 2025
Our Ref: 6252/25	Your : 25/01041/FP Ref:
Subject: Noise and other nuisances, AQ and CL Full Planning Permission: Replacement building (B1/B2/B8/E) following demolition of fire damaged parts Baldock Industrial Estate , London Road, Baldock, Hertfordshire, SG7 6NG	

Comments:

Thank you for consulting Environmental Protection on this application. I can respond as follows:

Land contamination:

The application is supported by a phase 1 and 2 land contamination assessment which concludes that further investigation is required based on what was found and the limited access to the site due to the fire damage. The report is to be updated in due course. To secure this I recommend the following conditions are attached to any decision notice should you be minded to grant approval.

No development approved by this permission shall take place until a further Phase 2 investigation report, as recommended by the previously submitted Soiltechnics Ltd report dated May 2025 (Ref: STW6827-R01-Rev_A), has been submitted to and approved in writing by the Local Planning Authority. Where found to be necessary by the phase 2 report a remediation strategy to deal with the risks associated with contamination of the site shall also be submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall include an options appraisal giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency action.

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.

Any contamination that is found during the course of construction of the development permitted that was not previously identified shall be reported immediately to the local planning authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development is resumed or continued.

Noise:

There is no information in relation to noise from the proposed industrial/commercial units. This appears to be on the proviso that the site was an active and existing industrial commercial area with no restrictions in place. Given this, I am minded to not object to the proposals as many of the previous occupants are moving back in to the new facilities. However, I recommend the following condition in relation to external fixed plant and machinery. I can see no indication of such on the plans but consider it prudent.

Prior to the commencement of the development details of any proposed fixed plant or machinery shall be submitted to the Local Planning Authority for approval. Any approved fixed plant or machinery shall be installed in accordance with those details.

Reason: To protect the amenity of neighbouring residential occupiers.

Local Air Quality:

You may wish to consider requiring the installation of EV charging points in accordance with North Herts Council guidance.

North Herts Council have specific air quality planning guidance that can be found at <http://www.north-herts.gov.uk/home/environmental-health/pollution/air-quality/air-quality-and-planning>

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

Regards

Alan Stone