

NORTH HERTS COUNCIL
MEMORANDUM

To: PLANNING CONTROL AND CONSERVATION Henry Thomas	From: ENVIRONMENTAL HEALTH Alan Stone Ext 4108
	Date: 12 th May 2025
Our Ref: 6242/25	Your : 25/00297/FP Ref:
Subject: Full Planning Permission: Partial change of use of existing barn to one self-contained dwelling including replacement raised roof Rectory Farm, Church Lane, Kelshall, Royston, Hertfordshire, SG8 9SP	

Comments:

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

Contaminated Land:

The application is now supported by a phase 1 land contamination assessment. This assessment concludes that, based on previous land uses, an intrusive investigation is required to determine the presence and extent of any contamination. Based on the submitted information, I agree with this conclusion and, therefore, recommend the following conditions to secure this.

No development approved by this permission shall take place until a Phase 2 investigation report, as recommended by the previously submitted STM Environmental Ltd report dated 11th April 2025 (Ref: PH1-2025000044), 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.

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 Local Air Quality:

Please see comments previously made.

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

Regards
Alan Stone