

Agenda Item 5 LAND AT 70 TUFFLEY CRESCENT, GLOUCESTER

Additional Consultation Responses.

Contamination Adviser

Worcestershire Regulatory Services (WRS) have reviewed the records held by Gloucester City Council in relation to contaminated land.

The records indicate that the proposed site is in the vicinity of an area identified as 'Manu Marble Works' (later just engineering works). This site has been identified as potentially being affected by contamination relating to its historical use. Given the proximity to this site WRS recommend that the following condition relating to 'Unexpected Contamination' is applied to any planning permission granted:-

CONDITION - Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with DEFRA and the Environment Agency's *'Model Procedures for the Management of Land Contamination, CLR 11'* and where remediation is necessary a remediation scheme must be prepared and approved in writing by the Local Planning Authority in advance of the scheme commencing.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority prior to development commencing other than that required to be carried out as part of an approved scheme of remediation.

REASON

To ensure that the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecosystems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

This does not result in any change to the officer recommendation.