

06/00991/FUL

APPENDIX 'A'

**SEVEN OAKS FISH FARM**

TALYGARN  
NR. PONTYCLUN  
CF72 9JU  
Tel; 01446-775474

Planning Department  
Vale of Glamorgan Council  
Dock Offices  
Barry  
CF63 4RT

19<sup>th</sup> Feb 2007  
F.A.O:- Mr S.J. Ball  
Ref:-Planning app No.2006/00991/FUL

Dear Mr Ball

I refer to the above planning application and your letter dated 12<sup>th</sup> Feb 2007 and recent discussions with you.

I understand that in consideration of your consultant Mr. Anstis' report, there are still some concerns with our ability to meet the financial tests relating to the viability of the fish breeding business alone. I am pleased to inform you we are presently on target to meet this years projected figures for the fish farm and we are confident we will achieve targets for the subsequent projections for 2008 and 2009 with the fish farm becoming our primary source of income.

I had very much hoped that whilst these concerns have been raised, permanent consent would be considered on the basis of having already shown steady growth in the fish breeding (agricultural) business and also in the viability of the combined fish breeding and recreational business, notwithstanding also the length of time the business has been established.

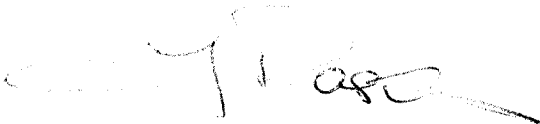
I understand that issues with regard to rural enterprises that are not purely agricultural, such as ours, are a consideration in determining planning applications in England but not yet in Wales, and that rural enterprises will be considered in Wales in the near future. If in light of this, it were possible to consider our application based on the combined agricultural and recreational aspects of the business, we would be able to clearly demonstrate both sustainability and viability.

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**As I've already stated above, in its 14 year history the business has shown overall both growth and sustainability. This has been achieved without the security of permanent planning consent. Whilst I realise such consent needs to be justified, I would hope consideration be given to our determination and effort to ensure the success of the business in circumstances that have been far from ideal. I'm sure you will understand that this has also obviously had an effect on my family. We have invested almost a life time of work and even our home in the business without this security and we desperately feel that our continued success will be assured if permanent planning permission were granted. I therefore appeal to you to look at our situation favourably from both our personal and our business' point of view.**

**Yours sincerely**



**Mrs June Rosier**

06/01799/FUL

APPENDIX A  
9 Ashby Road  
Sully  
Vale of Glamorgan  
CF64 5SH

The Vale of Glamorgan Council  
Development Control  
Dock Office  
Barry Docks  
Barry CF63 4RT

30<sup>th</sup> January 2007

Dear Sir

**Planning Application 2006/01799/FUL**

I am writing with respect to the above planning application to raise a number of objections to the application.

Ashby Road, Sully is beyond the Residential Settlement Boundary (RSD) for Sully as defined in the Vale of Glamorgan's Adopted Unitary Development Plan (UDP). This application would be rejected if considered under your policy HOUS2 – Additional Residential Accommodation. However the application is for the construction of "Farm Manager Accommodation" which is provided for under policy HOUS5 – Agricultural or Forestry Dwellings.

The farm holding associated with 3 Ashby Road amounts to around 110 acres having previously been a collected group of smallholdings owned by Glamorgan County Council and its successor local authorities. Under your UDP (4.4.69), the Council is required to seek professional advice regarding the requirement for, and long term viability of, the existing agricultural activity and the ability of the business to sustain the labour that the dwelling is being built to house. In addition, Planning Policy Wales 2002 requires that both functional and financial tests be carried out to ensure the accommodation is required.

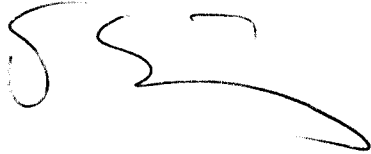
Whilst Ashby Road is outside of the RSD for Sully it is in close proximity to the village where alternative accommodation may be available. Additionally under HOUS3 – "Dwellings in the countryside" the policy states (4.4.67) that "Wherever possible, dwellings for agricultural and forestry workers should be located within settlements in the locality". Therefore should a genuine need be confirmed it would seem appropriate that this should be sought within the existing village RSD rather than by developing a new, large property in open countryside.

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'A'

Should the Council decide not to grant planning permission for the current application, but recommend a resubmission using different criteria, I would welcome the opportunity to make further representation as I have limited my comments to those relevant to the terms of the current application.

Yours faithfully

A handwritten signature in black ink, appearing to be 'E M Spierling', written in a cursive style.

E M Spierling (Ms)



Dŵr Cymru  
Welsh Water

PO Box 10  
Treharris  
CF46 6XZ

Blwch Post 10  
Treharris  
CF46 6XZ

Tel: +44 (0) 1443 331155  
Fax: +44 (0) 1443 331161  
Web site: www.dwrcymru.com

Ffôn: +44 (0) 1443 331155  
Ffacs: +44 (0) 1443 331161  
Safle gwe: www.dwrcymru.com

Director of Planning  
Vale of Glamorgan County Borough  
Council  
Dock Office  
Holton Road  
Barry Docks  
Barry  
CF63 4RT

Date: 25/01/2007  
Enquiries Tel.: 01443331155  
Our Ref.: 2007/DCWW/40054  
Your Ref.: P/DC/JMC/2006/01822/  
Grid Ref.: ST1308668839

Appendix A.

06/01822/FUL

Dear Sir

**Re: Erection of 7 No Affordable Self Contained Apartments  
Vacant Land at The Corner of Vere Street, and Harvey Street, Barry**

Further to the above consultation we would provide the following comments:-

We would request that if you are minded to grant Planning consent for the above development that the **Conditions and Advisory Notes** listed below are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

### SEWERAGE

#### Conditions

Foul water and surface water discharges shall be drained separately from the site.

Reason :- To Protect the integrity of the Public Sewerage System.

No surface water shall be allowed to connect (either directly or indirectly) to the public sewerage system.

Reason :- To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.

Land drainage run-off shall not be permitted to discharge, either directly or in-directly, into the public sewerage system.

Reason :- To prevent hydraulic overload of the public sewerage system and pollution of the environment.

The proposed development site is crossed by a public sewer main with the approximate position being marked on the attached Statutory Public Sewer Record. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. No part of the building will be permitted within 3 metres either side of the centreline of the public sewer.

Reason : To protect the integrity of the public sewer and avoid damage thereto.

glas

Glas Cymru Cyfyngedig

Welsh Water is owned by Glas Cymru - a 'not-for-profit' company  
Mae Dŵr Cymru yn eiddo i Glas Cymru - cwmni nad yw'n gwneud elw

We welcome correspondence in Welsh and English  
Rydym yn croesawu gohebiaeth yn y Gymraeg neu yn Saesneg

NDC South working with Dŵr Cymru in providing the  
planning and development functions.

Dŵr Cymru Cyl, a limited company registered in  
Wales no. 2366777. Registered office: Pentwyn Road,  
Nelson, Treharris, Mid Glamorgan CF46 6LY

NDC de yn cydweithio a Dŵr Cymru ar ran wath cynllunio a  
datblygu.

Dŵr Cymru Cyl, cwmni cyfyngedig wedi'i gofrestru yng  
Nghymru rhif 2366777, Swyddfa gofrestrddig: Heol Pentwyn,  
Nelson, Treharris, Morgannwg Ganol CF46 6LY

A

06/0 1822/FU

**Advisory Notes**

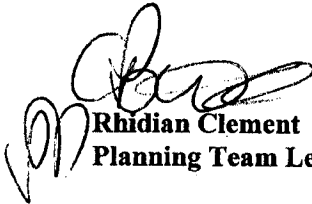
If a connection is required to the public sewerage system, the developer is advised to contact Dwr Cymru Welsh Water's Network Development Consultants on Tel: 01443 331155.

**WATER SUPPLY**

A water supply can be made available to serve this proposed development. The developer may be required to contribute (under Sections 40-41 of the Water Industry Act 1991) towards the provision of new off-site and/or on-site watermains and associated infrastructure. The level of contribution can be calculated upon receipt of detailed site layout plans which should be sent to New Connections Design Department, Players Industrial Estate, Clydach, Swansea SA6 5BQ.

We hope the above is satisfactory. However, should you require further assistance please contact us on the above telephone number, quoting our reference.

Yours faithfully,

  
**Rhidian Clement**  
**Planning Team Leader**

Our response is based on the information provided by your application/enquiry. Should the information change then we reserve the right to make new representation.

2006/01822/FUL

Thomas, Rob

Appendix  
B

06/01822/FUL

**From:** Moore, Neil (Cllr)  
**Sent:** 06 March 2007 18:26  
**To:** Thomas, Rob  
**Subject:** 2006/01822/FUL - Vacant Land at the corner of Vere Street and Harvey Street, Barry

I would like to ask for the planning committee to have a site visit for this application.

I do not consider the recommendation to be acceptable and if the site visit is not considered, I would urge the application to be **deferred or preferably refused**.

I do not make this request for refusal lightly.

- The report suggests that there have been no responses to consultation. I have received a copy of a letter from Mr R D Paterson of Sully who owns an property in the Vere Street and who wrote a letter of objection dated 16th February 2007 to the Vale Planning Department. If you require a copy, I can supply one. His objection also echoes the sentiments of many residents in the area who have expressed their views of opposition in the last several PACT meetings, when Newydd (the applicants) were present and again since this application has been received.

The main objection of Mr Paterson and the residents is not of development of the site. Indeed it would be welcome. The objection is that there is already an abundance of single apartments in the area and they would prefer the site not to be overdeveloped and that FAMILY accommodation be provided in an area already saturated by flats.

- I would take exception with the policy and reasoning as to why this application is acceptable.

There is always an assumption that if affordable accommodation is considered then the people who live in them appear to be a sub-species who do not need the same amount of amenity space as normal inhabitants. It also assumes that they do not own motor vehicles and therefore there is no need to consider adequate parking for the residents of the development. This is a misconception and I can take you to a similar affordable housing site (by the way for families) where every household has at least one car. I consider this conception of people who live in affordable housing to be disgraceful and degrading. I would also challenge whether or not it breaches any equal opportunities provision.

In conclusion I still consider this to be an overdevelopment of the site and would ask that the recommendation of acceptance be NOT agreed.

Thank you for giving me the opportunity of commenting on this application.

*Neil*

*Cllr Neil Moore  
Labour Councillor for Cadoc  
Vale of Glamorgan County Borough Council*

March

Appendix

C

06/0/822/FUL

49A Vere Street  
Cadoxton  
Barry  
CF63 2HW

16<sup>th</sup> February 2006

The Vale of Glamorgan Council  
Dock Office  
Barry Dock  
Barry  
CF63 4RT

Dear Sir/Madam

Planning application 2006/01822/FUL

Proposed development of seven 1 & 2 bedroom flats, with associated gardens and parking area

I wish to object to the current proposed Development in Vere Street.

Newydd have shown poor management of their existing properties i.e. Liddicoat Court in Vere Street, witnessing upturned cars in the car park, large wheelie bins upturned in the street, smashed windows above the public footpath. Out of control fires, gas pipes and metres have been ripped from the wall. Gas boiler flues have been crushed. The above damage has been caused by vandalism but as owners Newydd are very slow to carry out these essential repairs. The facade of the existing building which stands opposite is testament to this.

On inspecting the plans at the dock office I was informed that the development was passed on the 8<sup>th</sup> March 2007 and would go to committee on the 7<sup>th</sup> March 2007 I asked if a planning officer could explain this to me and Mr O Georges explanation was not satisfactory. The road survey suggests there is adequate room in Vere Street/ Harvey street for parking, from experience I can say this is not the case, additionally there are many buildings and flats in the area currently unoccupied eg: the taxi office and above three floors and pizza shop with again above three floors, these at any time could be in full occupation, this has not been given consideration to in the survey.

C

06/01/822/FUL

Newydd have found it necessary to equip their existing flats with high security doors and windows yet the proposed development boasts a considerable amount of glass and this does not reflect their experiences within this immediate area. Vere Street has had a long history of being commercially based so I would like to see shop units developed on the ground floor of the proposed application as a step to continuing the regeneration programme in the area.

Yours sincerely



Miss M Aust

~~XXXXXXXXXX~~  
~~XXXXXXXXXX~~  
APPENDIX  
C

11/02/07  
06/01822/FUL

48 Vere Street  
Cadoxton  
Barry  
CF63 2HW

The Vale of Glamorgan Council  
Dock Office  
Barry Dock  
Barry  
CF63 4RT

16<sup>th</sup> February 2007

Dear Sir/Madam

Planning Ref 2006/01822/FUL

Proposed development of five two bedroom flats and 2 one bedroom flat, with associated gardens and three parking spaces.

I have concerns about this proposed development and my reasons for objection are as follows:

1. In recent years Vere Street has attracted two similar types of the proposed development, the tenants are by enlarge young, single, unemployed on low income, There has in the past and continues to be a high level of criminal activity, primarily linked to these developments and in some instances have been very serious. Therefore a saturation of this type of development cannot be good for the community and its social development.

2. On inspection of the plans and taking into the account of number of single and double bedrooms this could accommodate in excess of 19 adults with off road parking for only 3 vehicles the rest of the vehicles are to use the highway, Harvey street is a cul-de-sac with no turning area and with the amount of houses and workshop in that road is heavily used. Vere Street has to cater for many businesses and houses in multiple occupation non of which have off road parking. I note a survey has been carried out by the developer regarding parking and available spaces the survey did not take into consideration that you should not park within 10 metres of a road junction. Also the figures generated in the survey do not reflect reality. Vere Street suffers from a number of problems and so benefits from two CCTV cameras which would be helpful in determining the accuracy of this survey.

C

06/01/322/R/L

I am not against the development of this land but I believe the accommodation should be suited and directed for families in this area.

Yours sincerely



R D Paterson

BARRY TOWN COUNCIL

Council Offices  
7 Gladstone Road  
Barry  
CF62 8NA  
Tel. No. (01446) 738663

Approved

D

21<sup>st</sup> February 2007

Dear Sir

Town and Country Planning Act 1990 (as amended)

Planning Application No.      **2006/01822 (FUL) - Vacant land at the corner of Vere Street and Harvey Street.**  
Proposed Development:      **Erection of 7 affordable self-contained apartments.**

The Barry Town Council wish to submit the following observations in respect of the above-mentioned application:

**A number of aspects of this proposal are to be welcomed, in particular the intentions to:-**

- **Redevelop a long-term vacant brownfield site which is prominently situated in Vere Street.**
- **Provide a development of small affordable homes.**
- **Reduce significantly the number of residential units previously proposed for this site.**

**However, the submitted plans raise a number of serious concerns with regard to:-**

- 1) **The external design and finish of:-**
  - a) **The prominently sited, glazed stairwell; the way in which it would link the traditionally designed three-storey accommodation block in Vere Street to the lower structures in Harvey Street and its visual impact on an otherwise very traditional streetscene.**
  - b) **The two lower, flat roofed accommodation blocks fronting Harvey Street. This Council is of the opinion that these blocks would bear little relationship to the surrounding traditional development or the modern corner stairwell.**
- 2) **The very low level of on-site car parking.**

**An objection is therefore raised against the submitted plans as they are considered to be contrary to Policy ENV27 of the Adopted Vale of Glamorgan Unitary Development Plan.**

Yours faithfully

Executive Officer

D R Thomas Esq  
Head of Planning and Transportation  
Vale of Glamorgan Council  
Dock Office  
Barry Docks  
Barry  
CF63 4US

Application  
007/00048/FUL

3 Station Road  
Dinas Powys.  
CF64 4DE.

## APPENDIX A

Dear Sir.

I am writing with regard to the proposed extension at No 5 Station Road.

I am the Post Mistress of Dinas Powys Post office situated at No 3 Station Rd, and have resided at this property for the last 20 years.

During this period No 5, requested permission to add four extra units, two shops with two separate flats above. At the time my concern was the vehicles that these would produce. I was given to understand that these vehicles would be stored "off road" <sup>PA.13</sup> at the rear of No 5.

or many years this is what took place. However when the property changed to the present owners, the original conditions appear to have been changed as no vehicles from the 4 units can now park at the rear. This has had at times a huge effect on this small village, there can be 6 to 8 vehicles parked all day from these units, causing parking problems, for the village shops.

From my point of view not only will my home be severely effected by a two storey extension, but the village will continue to be effected by these vehicles.

I therefore feel very strongly that the property No 5 has been developed enough. I would be grateful if my views could be considered.

Yours faithfully

07/00248/FUL

A

Anne Hosgood.

The connection between this parking problem & the proposed extension is that the land that was used for parking will be partly taken up by the extension. Therefore there will be insufficient land for matters in the future to be resolved.

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07/000 48 / FUL  
'A'

# APPENDIX 'A'

2, Longmeadow Drive.  
Barry,  
Vale of Glamorgan,  
CF62 9DY.

February 20<sup>th</sup> 2007.

Head of Planning and Transportation  
The Vale of Glamorgan Council  
Dock Office  
Barry Docks  
Barry  
CF63 4RT.

Ref. No. 2007/00157/FUL 8 Longmeadow Drive Barry.

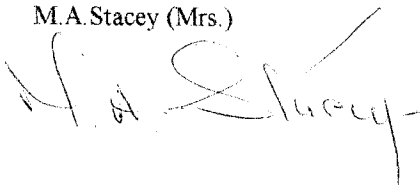
Dear Sir,

With reference to the above planning application for change of use, I wish to declare my objection to the change, the reasons listed below.

1. The Cul-de-sac road is already a hazard to the children and parents who use the road to access the local schools, and added vehicles maneuvering in and out of the residence would endanger the lives of these people.
2. There is already another care home business next door that adds to the congestion,
3. He road is not adequate for parking on either side because the road is so narrow; the bungalow residents already have a problem accessing their own driveways.
4. This is a residential area and I am concerned about the extra noise that an added care home would cause.
5. Two lorries on the junction of Longmeadow Drive and Sycamore Crescent add to the parking/driving/pedestrian problems.

Yours faithfully

M.A. Stacey (Mrs.)



07 / 00157 / ful

APPENDIX 'A'

20 Green Lawns  
Barry  
Vale of Glamorgan  
CF62 9DX

☎ 01446 730126

20th February 2007

Head of Planning & Transportation  
The Vale of Glamorgan Council  
Dock Office  
Barry Docks  
BARRY CF63 4RT

07 / 00157 / ful

Dear Sir/Madam

**Town & Country Planning Act, 1990 (as amended)**  
**Application no: 2007/00257/FUL**  
**Location: 8 Long Meadow Drive, Barry**  
**Proposal: Change of use from domestic dwelling (private)**  
**to small registered care home for 2 persons**

Further to your letter dated 13 February 2007 detailing the planning application for 8 Long Meadow Drive, Barry.

This property, 8 Long Meadow Drive, backs on to the property we live in, namely 20 Green Lawns, Barry. In view of this my wife and I wish to contest the proposal to change the use of the bungalow from domestic dwelling (private) to small registered care home for 2 persons. The reasons for this are detailed below:

- There is already a care home in the property **next** to 8 Long Meadow Drive, namely 25 Sycamore Crescent. The garden from this property backs on to the bungalow at the bottom of our garden and an extension has already been added to the original 2 bedroom domestic dwelling some months ago and the extended property is now a care home for several adults with learning difficulties/mental health problems. Since the property was made into a care home my wife and I have lost our privacy and we are unable to sit in our garden in the nice weather as one of the residents constantly emanates an excruciating noise. I can't describe the noise, it is not just a shout or scream, but it represents a noise you would hear in a horror film or from an animal being mutilated or slaughtered. It is very disturbing and depressing.
- There are two schools near the proposed site and there is heavy traffic in the area during school times, so any further traffic from the care home, for staff and visitors alike, will cause more difficulties.
- As the dwellings in the area were built in 1962 the roads leading in and around Sycamore Crescent and Laburnam Close do not cater for the traffic it now finds there, and this already causes difficulties for everyone living there. Another care home would automatically add more traffic with constant visitors, several carers a day and food and medical deliveries back and forth.

- There are two businesses already in the area near 8 Long Meadow Drive; one where two lorries are constantly parked outside and the other one, the care home on Sycamore Crescent, next door to 8 Long Meadow Drive, has four cars or more parked there at any one time.
- Carers from the care home next door to 8 Long Meadow Drive use the garden to make their mobile telephone calls and smoke cigarettes, spoiling our privacy. The thought of this doubling with the two care homes side by side is very distressing.

My wife is being treated for Seasonal Affective Disorder, and she needs to be able to sit in our garden to benefit her health. Last summer was a nightmare with the constant screaming and shouting from the care home already in situ in Sycamore Crescent. Several times we retreated indoors because of the noise. Another care home situated at the side of our garden will no doubt make it impossible for us to sit quietly in our garden.

One more thing I have to mention is that if someone on my property emanated the noise that comes from the mental health patient in the care home already in situ in Sycamore Crescent, which happens to be next door to 8 Laburnam Close, someone would call the police as we would be disturbing the peace.

Yours faithfully



Ralph Parry

'A'

07 / 00157 / FM

# APPENDIX 'A'

Mr Rhodri Davies  
Planning & Transportation  
The Vale of Glamorgan Council  
Dock Offices  
Barry Docks  
Barry  
CF63 4RT

Mrs Allen & Mr Curtis  
1 Long Meadow Drive  
Barry  
Vale of Glamorgan  
CF62 9DY

21 February 2007

07/00157/FUL

Dear Sirs

**APPLICATION NO: 2007/00157/FUL**  
**LOCATION: 8 LONGMEADOW DRIVE, BARRY**  
**PROPOSAL: CHANGE OF USE FROM DOMESTIC DWELLING TO SMALL REGISTERED CARE HOME FOR TWO PERSONS**

Further to our meeting with Councillor Barry Shaw today, we are writing to convey our disapproval at the proposed plans to change the use of domestic dwellings to care homes for severely disabled people adjacent to our home. These people require specialised care 24 hours a day. Being both physically and mentally disabled, they create numerous problems within the local area.

Since the arrival of our new neighbours, parking has become a real difficulty for us. Carers come and go throughout the day and night, and use residents' parking spaces. Minibuses and ambulances restrict access. The bin men have been unable to come down to collect our rubbish. This could easily have been the emergency services. A lack of access could result in a fatality.

On occasion, I have even left home in the morning to find my garage blocked. This means that I cannot take my own daughter out, who is herself a special needs child.

If another business was to open adjacent to the existing one, this problem would escalate.

Having a number of small business open nearby will also surely devalue our home. This is a small, quiet cul-de-sac. There is already a second business being run from a bungalow opposite (house clearance and garden rubbish removal) where there are two lorries often left in the road full of rubbish, plus numerous cars which also compounds a problem with access to our garage because they park opposite the gates. They know we have a special needs child, but still they park inconsiderately and deny us access to our own property to enable my daughter to have safe access to a vehicle and when crossing roads.

As a result of the noise created by our new neighbours, we are now unable to enjoy our own garden or even to open our windows. There are constant screaming and moaning sounds, audible in our own home. This noise is persistent both day and

night. We cannot open our bedroom windows at night, during the summer as the noise levels are too high. If we were playing music at this volume, we would undoubtedly have a complaint made against us and be forced to lower it.

At present, there is a lack of adequate housing in the area for the elderly. By turning these bungalows into businesses we are forcing our elderly community into unsuitable accommodation. They are being forced to live in residential homes, instead of having the dignity of living independently within the community.

If we allow this to go ahead, where will it end? Will they buy the whole row of properties and the convert them all into one big care home? Surely these people need more specialised facilities. They need to be in a house with plenty of ground for them to sit outside in safety without the stares and comments from onlookers and passers by.

In summary, we have set out below a list of our objections.

1. Parking
2. Conversion of domestic dwelling into small business
3. Safety
4. Noise
5. Lack of Housing for elderly

Further, we are disgusted to find that not only were we not notified of the first registered care home, but that there was no indication of plans for the second.

Yours faithfully

Mrs Allen



Mr Curtis



07 / 00157 / ful

07 / 00 172 / OUT 'A'

# MEMORANDUM / COFNOD

VALE of GLAMORGAN



The Vale of Glamorgan Council  
Regulatory Services  
Legal & Regulatory Services Directorate  
Civic Offices, Holton Road  
BARRY, CF63 4RU

To:	Head of Planning and Transportation
Dept / Adran:	Development Control
Date/Dyddiad:	26th February 2007
Your Ref / Eich Cyf:	

From / Oddi Wrth:	Jon Bailes
My Ref/Cyf	Pollution Control Officer
Tel / Ffôn:	01446 709105
Fax / Ffacs:	01446 709449

Subject / Testyn: **Planning Application No. 07/00172/OUT**  
**Site W3, The Waterfront, Barry Docks.**  
**Outline planning application for the site to be used for an education facility**

I refer to the memorandum regarding the above application received on 22nd February 2007. This department does not object to the application in principle but has the following comments to make.

The application site was part of Barry Docks and is close to an area that is thought to have been used as landfill and as a scrap yard. Therefore it is possible that contaminated land may exist and we request that the following conditions be imposed on any Planning Permission.

Condition 1

*'No development approved by this permission shall be commenced until a contaminated land assessment and associated remedial strategy have been submitted to and approved by the LPA. The assessment shall contain the following elements and follow the guidance contained in 'Contaminated Land: A Guide for Developers' available from the LPA:*

*a) A Phase I Preliminary Risk Assessment (Desk Study) to be submitted to the LPA for approval. The desk study shall detail the history of the site uses and identify and evaluate all potential sources and impacts of land and/or groundwater contamination;*

*b) Where the preliminary risk assessment identifies potentially unacceptable risks at the site, a suitably qualified and accredited person shall carry out a site investigation, including relevant soil, soil-gas, surface and groundwater sampling in accordance with a quality assured sampling and analysis methodology. The requirements of the LPA shall be fully established before any site surveys are commenced.*

*c) A site investigation report detailing all investigative works and sampling on site, together with the results of any analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve any such remedial works as required, prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination, given the proposed end-use of the site and*

07/00172/OUTA<sup>1</sup><sub>2</sub>

surrounding environment including any controlled waters.

d) The approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. If during the works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA.

e) Upon completion of the works, this condition shall not be discharged until a verification report has been submitted to and approved by the LPA. The verification report shall include details of the completed remediation works and include quality assurance certificates to show that the works have been carried out in full and in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the verification report together with the necessary documentation detailing what waste materials have been removed from the site.'

Condition 2

'Any soils or similar material to be imported on to the site shall be assessed for chemical and other potential contaminants in accordance with a scheme of investigation to be submitted to and approved by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.'

If you require any further information, please do not hesitate to contact me.

Regards



**Jon Bailes**  
**Pollution Control Officer**

ENVIRONMENTAL  
AND ECONOMIC  
REGENERATION

28 FEB 2007

ACK:
NO: 170
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ACTION BY: M/G/hp