From: Aaron Morley <Aaron.Morley@huntingdonshire.gov.uk>
Sent: 16 May 2025 09:31:52 UTC+01:00
To: "DMAdmin" <Development.ManagementAdmin@huntingdonshire.gov.uk>; "Charlotte Dew" <Charlotte.Dew@huntingdonshire.gov.uk>
Subject: Pidley_FenRd_OfficeBetwnTheOldPiggery&Unit3_2500609P3JPA_409410

Hi Charlotte

Planning Ref: 25/00609/P3JPA
Env health Ref: 409410

Office Between The Old Piggery And Unit 3, Fen Road, Pidley
Change of use to dwelling, changes to windows and internal alterations (Unit 2)

In relation to the above change of use from an industrial unit to a dwelling, I am concerned about land contamination, noise and odour due to the adjoining industrial units and the former use of the land as industry. The prior approval for Unit 5 to the north (ref 1400897PACOU) had a land contamination condition attached to it which I urge you to repeat with this new application (example below). Unit 5 retained the hardstanding in the garden, thus breaking any contaminant linkage to the new residents. This may be repeated in this new application.

Unit 1 and 2 Fen Road adjoining the western boundary of the application site appear to be metal fabricators which have the potential to release odour and noise, the extent of which would need to be assessed before a decision could be made as to whether or not residential dwellings would be suitable in this area. However, I notice that other residential dwellings surround the application site to the south (The Old Piggery) and north (Unit 5) which don't appear to have been granted permission with any consideration for noise or odour from the industrial units. We haven't received any complaints about noise or odour from the adjoining dwellings.

If you are minded to grant permission to this proposal, I recommend the following condition, together with an assessment of the noise and odour from the adjoining factory.

CONDITION

A. Site Investigation Information
No development (except demolition of above ground structures) shall take place until an assessment of the nature and extent of contamination has been submitted to and approved in writing by the local planning authority. This assessment must be undertaken by a competent person and shall assess any contamination on the site, whether or not it originates from the site. Moreover, it must include;

(i) details of previous land uses;
(ii) a site investigation survey of the extent, scale and nature of contamination;
(iii) an assessment of the potential risks to;
  a. human health,
  b. property*,
  c. adjoining land,

d. groundwaters and surface waters,
e. ecological systems and
f. archaeological sites and ancient monuments.

* Property (existing or proposed) includes buildings, crops, livestock, pets, woodland and service lines and pipes

B. Submission of Remediation Scheme

Where contaminated is found which poses unacceptable risks, as determined by the local planning authority in its response to (A), no development shall take place until a detailed remediation scheme has been submitted to and approved in writing by the local planning authority. The scheme shall include;

(i) an options appraisal and remediation strategy;
(ii) remediation objectives and remediation criteria;
(iii) remediation works to be undertaken and the order in which the works will be progressed;
(iv) a verification scheme providing details of the data that will be collected in order to demonstrate that the works set out in (iii) have been completed and identifying any requirements for longer-term monitoring of contaminant linkages, maintenance and arrangements for contingency action.

The scheme should be designed to ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use.

C. Implementation of Approved Remediation Scheme

Where a detailed remediation scheme has been required and approved under (B), no occupation of any part of the permitted development which has been identified in the scheme as being subject to contamination shall take place until the approved scheme has been implemented and the verification report, including the results of sampling and monitoring carried out in accordance with the approved verification scheme to demonstrate that the site remediation criteria have been met, has been submitted to and approved in writing by the local planning authority. The report shall, if required by the local planning authority, also include a reassessment of the long-term monitoring of contaminant linkages, maintenance and arrangements for contingency action. The long-term monitoring and maintenance proposals shall be implemented as finally approved.

D. Reporting of Unexpected Contamination

If, during development, contamination not previously identified is found to be present at the site;

(i) it shall be reported in writing to the local planning authority within 1 working day;
(ii) no further development (unless otherwise agreed in writing by the local planning authority) shall be carried out until site investigations have been undertaken and a remediation strategy has been submitted to and approved in writing by the local planning authority detailing how this unsuspected contamination will be dealt with;
(iii) the remediation strategy shall be implemented as approved;

(iv) no occupation of any part of the permitted development identified in the remediation strategy as being affected by the previously unidentified contamination shall take place until;

a. the approved scheme has been implemented in full and any verification report required by the scheme has been submitted to and approved in writing by the local planning authority;
b. if required by the local planning authority, any proposals for long-term monitoring of contaminant linkages, maintenance and arrangements for contingency action have been submitted to and approved in writing by the local planning authority.

(v) the long-term monitoring and maintenance plan shall be implemented as approved.

REASON

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property, ecological systems and heritage assets, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with the National Planning Policy Framework.

Best regards
Aaron

Huntingdonshire DISTRICT COUNCIL

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