

Consultee Comment for planning application 23/01292/F

Application Number	23/01292/F
Location	Dairy Cottage Main Street Wendlebury Bicester OX25 2PR
Proposal	Variation of Condition 2 (plans) of 21/01664/F - revised plans
Case Officer	Clancy Sloan
Organisation	Environmental Health (CDC)
Name	Environmental Health (CDC)
Address	Environmental Health Cherwell District Council Bodicote House White Post Road Bodicote Banbury OX15 4AA
Type of Comment	Comment
Type	
Comments	<p>This department has the following response to this application as presented: 23/01292/F - Variation of Condition 2 (plans) of 21/01664/F - revised plans - Dairy Cottage, Main Street, Wendlebury, Bicester, OX25 2PR.</p> <p>Noise: No comments</p> <p>Contaminated Land: I recommend the full contaminated land conditions are applied as the site is potentially contaminative due to previous use of land (agricultural) and the sensitive nature of the proposed development (residential).</p> <p>No part of the development hereby permitted shall take place until a desk study and site walk over to identify all potential contaminative uses on site, and to inform the conceptual site model has been carried out by a competent person and in accordance with DEFRA and the Environment Agency's "Land Contamination Risk Management (LCRM)" and has been submitted to and approved in writing by the Local Planning Authority. No development shall take place until the Local Planning Authority has given its written approval that it is satisfied that no potential risk from contamination has been identified.</p> <p>1. Intrusive Investigation Prior to the commencement of the development hereby permitted, a comprehensive intrusive investigation in order to characterise the type, nature and extent of contamination present, the risks to receptors and to inform the remediation strategy proposals shall be documented as a report undertaken by a competent person and in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11" and submitted to and approved in writing by the Local Planning Authority. No development shall take place unless the Local Planning Authority has given its written approval that it is satisfied that the risk from contamination has been adequately characterised as required by this condition.</p> <p>2 Remediation Scheme If contamination is found by undertaking the work carried out under condition [1], prior to the commencement of the development hereby permitted, a scheme of remediation and/or monitoring to ensure the site is suitable for its proposed use shall be prepared by a competent person and in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11" and submitted to and approved in writing by the Local Planning Authority. No development shall take place until the Local Planning Authority has given its written approval of the scheme of remediation and/or monitoring required by this condition.</p> <p>3 Carry out Remediation If remedial works have been identified in condition [2] the development shall not be occupied until the remedial works have been carried out in accordance with the scheme approved under condition [2]. A verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.</p> <p>4 Land Contamination not Previously Found If, during development, contamination not previously identified is found to be present at the site, no further development shall be carried out until full details of a remediation strategy detailing how the unsuspected</p>

contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. Thereafter the remediation strategy shall be carried out in accordance with the approved details.

Air Quality: No comments

Odour: No comments

Light: No comments

If you wish to deviate from the suggested conditions, then this should be discussed with the officer making these comments to ensure the meaning of the condition remains and that the condition is enforceable and reasonable.

Amrik Bilkhu
Environmental Protection Officer

Received Date

28/09/2023 10:58:48

Attachments