

Comments for Planning Application 170395/DPP

Application Summary

Application Number: 170395/DPP

Address: Burnside Poultry Units Little Clinterty Aberdeen AB21 0TL

Proposal: Demolition of redundant poultry buildings and erection of two new dwellings (Previous application ref: 161777/DPP).

Case Officer: Robert Forbes

Customer Details

Name: Ms Clare Horton

Address: Aberdeen City Council, Marischal College, Broad Street, Aberdeen AB10 1AB

Comment Details

Commenter Type: Council Employee

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment:MEMO

Protective Services

Planning and Sustainable Development

Business Hub 15, 3rd Floor South, Marischal College, Aberdeen.

To Robert Forbes

Planning & Sustainable Development

From Clare Horton, Protective Services, Environmental Health & Trading Standards

Email

horton@aberdeencity.gov.uk Date 21.04.17

Tel. 01224 523822

Fax. 01224 523887 Your Ref. 170395

Planning Reference: 170395

Address: Burnside Poultry Units, Little Clinterty, Aberdeen, AB21 0TL

Description: Demolition of redundant poultry buildings and erection of 2No new dwellings.

Applicant: Mr Graham Buchan

We have no objection to the approval of this application. Reports submitted in support of the Application have identified the presence of significant quantities of asbestos, both in the form of Asbestos Containing Material (ACM) in the remaining building structure and roof and as ACM and discrete fibres within the soils and subsoils across the site. In addition, the Stage I Site Investigation highlights that large amounts of ACM could have been buried on-site when other former buildings were demolished some time ago. A site investigation to delineate the physical

extent, both laterally and horizontally, of asbestos contamination (including fibre counting) is required to determine risks, to characterise wastes and inform the most cost effective and environmentally beneficial remedial options for the proposed development. Whilst the main focus of the site investigation should consider asbestos, if significant Made Ground, or non-natural material be identified, it may also be necessary to undertake analysis for a wider range of contaminants. We would therefore recommend that the following conditions are attached to any approval:

Condition 1A

No development shall take place unless it is carried out in full accordance with a scheme to address any significant risks from contamination on the site that has been approved in writing by the planning authority.

The scheme shall follow the procedures outlined in "Planning Advice Note 33 Development of Contaminated Land" and shall be conducted by a suitably qualified person in accordance with best practice as detailed in "BS10175 Investigation of Potentially Contaminated Sites - Code of Practice" and other best practice guidance and shall include:

1. an investigation to determine the nature and extent of contamination
2. a site-specific risk assessment
3. a remediation plan to address any significant risks and ensure the site is fit for the use proposed
4. verification protocols to demonstrate compliance with the remediation plan

Condition 1B

No building(s) on the development site shall be occupied unless

1. any long term monitoring and reporting that may be required by the approved scheme of contamination or remediation plan or that otherwise has been required in writing by the planning authority is being undertaken

and

2. a report specifically relating to the building(s) has been submitted and approved in writing by the planning authority that verifies that remedial works to fully address contamination issues related to the building(s) have been carried out, unless the planning authority has given written consent for a variation.

The final building on the application site shall not be occupied unless a report has been submitted and approved in writing by the planning authority that verifies that the remedial works have been carried out in full accordance with the remediation plan, unless the planning authority has given written consent for a variation.

- reason: to ensure that the site is suitable for use and fit for human occupation

