

## Mel Southwell

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**From:** Planning  
**Subject:** FW: 63167 (WK/201702094) - Demolition of Hotel, erection of 23 dwellings, cafe etc., LEE BAY HOTEL LEE Ilfracombe

**From:** Dave M  
**Sent:** 17 July 2017 10:09  
**To:** Bob Pedlar  
**Cc:** Peter Sygrove; Planning  
**Subject:** 63167 (WK/201702094) - Demolition of Hotel, erection of 23 dwellings, cafe etc., LEE BAY HOTEL LEE Ilfracombe

Dear Bob,

I have reviewed this application in relation to Environmental Protection matters and comment as follows:

### **1 Land Contamination**

Should permission be granted, I recommend the following conditions be included:

#### ***Contaminated Land Phase 1 Condition***

Prior to the commencement of any site clearance, groundworks or construction, the local planning authority shall be provided with the results of a phase one (desktop) survey for potential ground contamination.

The report shall be prepared by a suitably qualified person and be sufficient to identify any and all potential sources of ground contamination on any part of the development site. Thereafter, depending on the outcome of phase one, a proposal for any phase two (intrusive) survey that may be required shall be presented to and agreed with the planning authority.

*Reason: To ensure that risks from land contamination to future users of the land and neighbouring land, together with those to controlled waters, property and ecological systems are identified and, where necessary, remediated in accordance with the National Planning Policy Framework.*

#### ***- Contaminated Land Reactive Condition***

Should any contamination of soil or groundwater not previously identified be discovered during development of the site, the Local Planning Authority should be contacted immediately. Site activities within that sub-phase or part thereof, should be temporarily suspended until such time as a procedure for addressing such contamination, within that sub-phase or part thereof, is agreed upon with the Local Planning Authority or other regulating bodies.

*Reason: To ensure that any contamination existing and exposed during the development is identified and remediated.*

### **2 Foul Drainage Proposals**

The Design and Access Statement states that proposals for treating and disposing of foul drainage effluent using a Package Sewage Treatment Plant located beneath the car park have been discussed and agreed in principle with the Environment Agency. The statement also mentions use of a private pumping station. The statement does not make clear what has been agreed with the Environment Agency and I could not find any further details of the foul drainage proposals.

Given the presence of a watercourse close to the proposed location for the treatment system, it will be important to ensure that the Environment Agency are happy with any proposals as there may be a potential for polluting of the watercourse under normal operation or as a result of plant failure or flooding events. Also, depending on how treated effluent is to be disposed of, there may be potential risks to human health. Such risks might arise if, for example, treated effluent is to be discharged to a watercourse which members of the public have access to, such as if it crosses a local beach.

I recommend the applicant be asked to provide further detailed information of proposals for treating and disposing of foul effluent including in relation to the points I raise above. You may also wish to consult the Environment Agency on this specific issue.

### **3 Construction Phase Impacts**

In order to ensure that nearby residents are not unreasonably affected by dust, noise or other impacts during the construction phase of the development I recommend the following conditions be imposed:

#### **- Construction Management Plan Condition**

Prior to the commencement of development, including any site clearance, groundworks or construction within each sub-phase (save such preliminary or minor works that the Local Planning Authority may agree in writing), a Construction Management Plan (CMP) to manage the impacts of construction during the life of the works, shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt and where relevant, the CMP shall include:-

- a) measures to regulate the routing of construction traffic;
- b) the times within which traffic can enter and leave the site;
- c) the importation and removal of spoil and soil on site;
- d) the removal /disposal of materials from site, including soil and vegetation;
- e) the location and covering of stockpiles;
- f) details of measures to prevent mud from vehicles leaving the site and must include wheel-washing facilities
- g) control of fugitive dust from earthworks and construction activities; dust suppression
- h) a noise control plan which details hours of operation and proposed mitigation measures;
- i) details of any site construction office, compound and ancillary facility buildings
- j) specified on-site parking for vehicles associated with the construction works and the provision made for access thereto;
- k) a point of contact (such as a Construction Liaison Officer/site manager) and details of how complaints will be addressed

The details so approved and any subsequent amendments as shall be agreed in writing by the Local Planning Authority shall be complied with in full and monitored by the applicants to ensure continuing compliance during the construction of the development.

*Reason: To minimise the impact of the works during the construction of the development in the interests of highway safety and the free-flow of traffic, and to safeguard the amenities of the area. To protect the amenity of local residents from potential impacts whilst site clearance, groundworks and construction is underway.*

#### **- Construction Times Condition**

During the construction phase no machinery shall be operated, no process shall be carried out and no deliveries taken at or dispatched from the site outside the following times:

- a) Monday - Friday 08.00 - 18.00,
- b) Saturday 09.00 - 13.00
- c) nor at any time on Sunday, Bank or Public holidays.

*Reason: To protect the amenity of local residents*

### **4 Asbestos**

Should permission be granted, I recommend the following condition be included:

**- Asbestos survey condition**

Prior to demolition of the existing buildings the structure shall be surveyed by a competent person for the presence of materials containing asbestos and a report, detailing the findings of this survey, shall be submitted to the Local Planning Authority for approval. Any such materials identified in the survey shall be removed and disposed of in accordance with current legislation and guidance prior to demolition works commencing.

*Reason: To ensure that occupiers of the site and adjoining properties are protected from potentially harmful emissions to air from asbestos.*

Regards, David

David Morgan ACIEH  
Environmental Health Consultant

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