

I N T E R

MEMO



O F F I C E

To: Mark Simmonds, Development Control

From: Karen Robinson, Technical Officer, Environmental Protection Team

Our Ref: **PA/2008/0122**

Subject: PP to change of use of part of former horticulture nursery for use as a public recreational area for a temporary period of 2 years.

Date: 22 February 2008

Thank you for your consultation regarding the planning application to change use of part of former horticulture nursery for use as a public recreational area for a temporary period of 2 years.

Information provided by the British Geological Society indicates the presence of arsenic at levels above the CLEA Soil guideline values. This suggests there is the potential for contamination to create direct risks to human health. It is essential therefore due to the sensitive end use of the proposed site as a public recreational area that the applicant ensures that any potential contamination issues have been addressed.

I would therefore, recommend the inclusion of the following condition should the application be approved: -

1. Development shall not begin until a scheme to deal with arsenic contamination of the site has been submitted to and approved in writing by the local planning authority.
 - a. The above scheme shall include an investigation and assessment to identify the extent of arsenic contamination and the measures to be taken to avoid risk to the human health, buildings and the environment when the site is developed.
 - b. The development shall not commence until the measures approved in the scheme have been implemented.

Reason: To ensure that the future development has appropriate risk management procedures in place to address the issue of elevated arsenic levels and to comply with the provisions of Policy DS7 of the North Lincolnshire Local Plan in relation to Contaminated Land.

Karen Robinson
Technical Officer