



COMMENTS ON PLANNING APPLICATION

APPLICATION REF: 21/00514/SECONT Our Ref: PL/21/0130/FA	DATE: 23/04/2021
ADDRESS: Land at Magpie Lane, Amersham Road, Coleshill, Buckinghamshire	To: Emma Showan  From: Ben Firmin

Re. Erection of a temporary rural workers dwelling and agricultural building with access and parking.

\*Please note that I am currently unable to access the Council's historical maps. Where available, I have utilised online historical maps.

The site appears to have had an agricultural use, inferred by the presence of field boundaries on the map published in 1882, no changes are shown on the subsequent maps.

The proposed development will have a sensitive end use. However, the proposals do not appear to include private gardens or soft landscaping. The proposed dwelling will be temporary in nature.

Based on this, the following condition is recommended on this **and any subsequent applications** for the site.

**The application requires the following condition(s):**

1. Reporting of Unexpected Contamination: In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a

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verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

**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 and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

*Ben Firmin*  
*Senior Environmental Protection Officer*

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