

From: Environmental Health
Sent: 24 July 2026 16:16
To: Christie Burns
Subject: 4/26/2035/0R1 - SITE OF FORMER BECKERMET SERVICE GARAGE, BECKERMET

Application for approval of reserved matters relating to access, appearance, landscaping layout & scale for five dwellings pursuant to outline planning approval 4/23/2034/001

Following our email dated 03.06.26, there has been discussion between the Local Planning Authority and Agent about the issue of the site being potentially contaminated land as described by Part IIA Environmental Protection Act 1990.

Some site preparation works have already been undertaken with the underground fuel storage tanks being removed and the site levelled.

In order to ensure that this application proceeds in a transparent manner and that the site is left in a safe condition, Environmental Health would request that a competent Geo Environmental Engineer inspects the site and the works to date and produces a report on the recommended way forward and whether any further ground investigation works may be necessary.

This may be in the form of a phase 1 type contaminated land study that takes in to account the development works already carried out.

We would further request that this study should be made as a pre-commencement condition.

A Site Specific Construction Environmental Management Plan is also required that demonstrates the adoption and use of best practicable means to reduce the effects of noise, vibration, dust, any works site lighting and procedures for dealing with complaints and subsequent liaison with residents and the Council.

Regards

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