

Change of Use of Agricultural Building to Dwellinghouse (Use Class C3), and for building operations reasonably necessary for the conversion at Land at North Plantation, Tenford Lane, Tean.

Planning Condition 7 Contamination

Due to the garden/amenity area being restricted to satisfy the requirements of a Class Q planning application, there is no proposal to have any area of the garden for home grown produce so request consideration of this condition being discharged.

Should this not be agreed then it is proposed to obtain two representative samples of the near surface made ground (depth range 0.2 – 0.5 m) to be tested by specialists for the general suite of likely contaminants including metals/metalloids, speciated PAHs, TPH CWG, asbestos, VOCs and SVOCs.

The results will then be compared with Generic Assessment Criteria (GAC) for Residential with homegrown produce land use known as “Suitable 4 Use Levels- S4ULs”, derived using the Contaminated Land Environmental Assessment ‘CLEA’ v1.06 software methodology by the Land Quality Management (LQM)/Chartered Institute of Environmental Health (CIEH) and the results submitted to SMDC for approval.

Note as a standard precautionary measure, groundworkers involved in the construction works will be instructed to wear standard PPE as normal (i.e. gloves, overalls, boots, helmets etc). A good standard of personal hygiene will be adopted, with the regular washing of hands, particularly before food is consumed.