

Update Report 1



Planning Committee

Mon 10 Jun
2019
7.00 pm

Council Chamber
Town Hall
Redditch



www.redditchbc.gov.uk

If you have any queries on this agenda please contact
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Planning

Monday, 10th June, 2019

7.00 pm

**Council Chamber - Town Hall
Redditch**

Agenda

Membership:

| | | |
|--------|---------------------------|------------------|
| Cllrs: | Michael Chalk (Chair) | Bill Hartnett |
| | Gemma Monaco (Vice-Chair) | Nyear Nazir |
| | Roger Bennett | Gareth Prosser |
| | Brandon Clayton | Jennifer Wheeler |
| | Andrew Fry | |

4. Update Reports (Pages 1 - 2)

Update Reports attached.

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**Redditch Borough Council
Planning Committee**

**Committee Updates
10th June 2019**

19/00168/OUT The Childrens Centre, Hawthorn Road

No Updates

19/00308/FUL 5 Trafford Park, Trescott Road

No Updates

19/00320/FUL Land At Church Road, Pumphouse Lane

No Updates

19/00339/FUL 18 Hatfield Close, Redditch

No Updates

19/00454/FUL Unit 21, Lakeside Industrial Estate

No Updates

19/00462/FUL Mettis Aerospace, Windsor Road

Since the publication of the report WRS Contaminated Land have assessed a Phase I Site Appraisal. No significant risks to the future site users have been identified. WRS now recommend an unexpected contamination condition is attached. This will replace condition 3 on page 57.

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 immediately to the Local Planning Authority. The applicant is advised to immediately seek the advice of an independent geo-environmental consultant experienced in contaminated land risk assessment, including intrusive investigations and remediation.

No further works should be undertaken in the areas of suspected contamination, other than that work required to be carried out as part of an approved remediation scheme, unless otherwise agreed by the Local Planning Authority, until requirements 1 to 4 below have been complied with:

1. Detailed site investigation and risk assessment must be undertaken by competent persons in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and a written report of the findings produced. The risk assessment must be designed to assess the nature and extent of suspected

contamination and approved by the Local Planning Authority prior to any further development taking place.

2. Where identified as necessary, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to identified receptors must be prepared and is subject to the approval of the Local Planning Authority in advance of undertaking. The remediation scheme must ensure that the site will not qualify as Contaminated Land under Part 2A Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
3. The approved remediation scheme must be carried out in accordance with its terms prior to the re-commencement of any site works in the areas of suspected contamination, other than that work required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority.
4. Following completion of measures identified in the approved remediation scheme a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval of the Local Planning Authority prior to the occupation of any buildings on site.

Reason: To ensure that the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecosystems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.