

**Morris, John**

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**Subject:** FW: P/16/0721/FUL Change of Use of Public Open Space to Private Garden Ground and Erection of Outbuilding 4 Kinglass Court Bo'ness EH51 9RH

**From:** MacNiven, Martin

**Sent:** 30 January 2017 15:34

**To:** adtm1dmbcorr

**Subject:** P/16/0721/FUL Change of Use of Public Open Space to Private Garden Ground and Erection of Outbuilding 4 Kinglass Court Bo'ness EH51 9RH

## **Environmental Health**

The application gives no indication of the location of the proposed pigeon loft in relation to neighbouring residential dwellings.

More information would be required from the applicant on proposed measures to reduce any impact that the pigeon loft may have on neighbouring properties. This should include measures to control noise, odours and vermin.

The following condition could be applied:

The loft shall at all times be kept clean and the interior shall be lime-washed twice a year.

## **Contaminated Land**

Conditioned due to the site being situated on the former Kinglass quarry and mine and on unknown filled ground and potentially other contaminative activities within 250m of the site.

1. Unless otherwise agreed in writing no development shall commence on site until a contaminated land assessment in accordance with current guidance has been submitted and approved by the Planning Authority. The assessment shall determine the nature and extent of any contamination on the site, including contamination that may have originated from elsewhere, and also identify any potential risks to human health, property, the water environment or designated ecological sites .

2. Where contamination (as defined by Part IIA of the Environmental Protection Act 1990) is encountered, a detailed remediation strategy shall be submitted to and approved in writing by the Planning Authority. The strategy shall demonstrate how the site shall be made suitable for its intended use by the removal of any unacceptable risks caused by the contamination.

3. Prior to the commencement of development the remediation works shall be carried out in accordance with the terms and conditions of the remediation scheme as approved in writing by the Planning Authority. No part of the development shall be occupied until a remediation completion report/validation certificate has been submitted to and approved in writing by the Planning Authority.

4. In the event that unexpected contamination is encountered following the commencement of development, all work on the affected part of the site shall cease. The developer shall notify the Planning Authority immediately, carry out a contaminated land assessment and undertake any necessary remediation works. Development shall not recommence without the prior written approval of the Planning Authority.

## **Air Quality**

No comment

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