

Morris, John

From: Sibbald, Crawford
Sent: 06 December 2018 15:01
To: adm1dmbcorr
Subject: P/18/0606/FUL

Environmental Health

Noise need not be considered as a determining factor in considering this application.

Informative - The builder shall ensure that noisy work which is audible at the site boundary shall ONLY be conducted between the following hours:

Monday to Friday 08:00 - 19:00 Hours

Saturday 08:00 - 13:00 Hours

Sunday / Bank Holidays No noise audible at the site boundary

Deviation from these hours of work is not permitted unless in emergency circumstances and with the prior approval of the Environmental Health Unit.

Contaminated Land

Conditioned due to the presence of quarrying, unknown made ground on site, 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 significant local air quality concerns associated with this application.

Care should be taken to minimise any air emissions / suppress dust created during construction. The Institute of Air Quality Management (IAQM) provides dust management guidance (<http://iaqm.co.uk/guidance/>) during the construction phase.

Please note that if a solid fuel stove / open fire is to be installed within the development and is within a smoke control area (<http://www.falkirk.gov.uk/services/environment/environmental-policy/air-quality/smoke-control-areas.aspx>) as designated in terms of the Clean Air Act 1993 - for compliance with this legislation the stove installed either needs to be using an authorised fuel or be on the list of exempt appliances. It is also an offence to allow smoke to be emitted from such an appliance within a smoke control area. Further information on exempt appliances or authorised fuels can be found at: <https://smokecontrol.defra.gov.uk/fuels.php>

Crawford Sibbald

Environmental Health Officer

Development Services, Falkirk Council

✉ Abbotsford House, Davids Loan, Falkirk, FK2 7YZ

☎ 01324 504772

✉ crawford.sibbald@falkirk.gov.uk



REHIS
Chartered Environmental Health Officer
2018

The information contained in this e-mail is confidential and is intended only for the named recipient(s). If you are not the intended recipient, you must not copy, distribute or take any action or reliance on it. If you have received this e-mail in error, please notify the sender. Any unauthorised disclosure of the information contained in this e-mail is strictly prohibited.

The views and opinions expressed in this e-mail are the senders own and do not necessarily represent the views and opinions of Falkirk Council.

From:MacNiven, Martin

Sent:Tue, 29 Jan 2019 09:02:32 +0000

To:adtm1dmbcorr

Subject:Request for Review P/18/0606/FUL Change of Use of Outbuilding to Form Dwellinghouse
Hillview Glen Road Torwood Larbert FK5 4SN

Environmental Health

Noise need not be considered as a determining factor in considering this application.

Informative - The builder shall ensure that noisy work which is audible at the site boundary shall ONLY be conducted between the following hours:

Monday to Friday 08:00 - 19:00 Hours

Saturday 08:00 - 13:00 Hours

Sunday / Bank Holidays No noise audible at the site boundary

Deviation from these hours of work is not permitted unless in emergency circumstances and with the prior approval of the Environmental Health Unit.

Contaminated Land

Conditioned due to the presence of quarrying, infilled ground on site, 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 significant local air quality concerns associated with this application.

Care should be taken to minimise any air emissions / suppress dust created during construction. The Institute of Air Quality Management (IAQM) provides dust management guidance (<http://iaqm.co.uk/guidance/>) during the construction phase.

Please note that if a solid fuel stove / open fire (with flue) is to be installed within the development, it is recommended that the flue terminates at 1m above the eaves of the property to minimise smoke / odour nuisance to neighbouring properties (if applicable). If the development is within a smoke control area (<http://www.falkirk.gov.uk/services/environment/environmental-policy/air-quality/smoke-control-areas.aspx>) (as designated in terms of the Clean Air Act 1993) - for compliance with this legislation the stove installed can only burn authorised fuel or be on the list of exempt appliances. It is also an offence to allow smoke to be emitted from such an appliance within a smoke control area. Further information on exempt appliances or authorised fuels can be found at: <https://smokecontrol.defra.gov.uk/fuels.php>

No significant local air quality concerns associated with this application.

Care should be taken to minimise any air emissions / suppress dust created during construction. The Institute of Air Quality Management (IAQM) provides dust management guidance (<http://iaqm.co.uk/guidance/>) during the construction phase.

Please note that if a solid fuel stove / open fire (with flue) is to be installed within the development, it is recommended that the flue terminates at 1m above the eaves of the property to minimise smoke / odour nuisance to neighbouring properties (if applicable). If the development is within a smoke control area (<http://www.falkirk.gov.uk/services/environment/environmental-policy/air-quality/smoke-control-areas.aspx>) (as designated in terms of the Clean Air Act 1993) - for compliance with this legislation the stove installed can only burn authorised fuel or be on the list of exempt appliances. It is also an offence to allow smoke to be emitted from such an appliance within a smoke control area. Further information on exempt appliances or authorised fuels can be found at: <https://smokecontrol.defra.gov.uk/fuels.php>

Martin MacNiven

Environmental Health Officer

Falkirk Council

Abbotsford House

Davids Loan

Falkirk

FK2 7YZ

01324504769

The information contained in this e-mail is confidential and is intended only for the named recipient(s). If you are not the intended recipient, you must not copy, distribute or take any action or reliance on it. If you have received this e-mail in error, please notify the sender. Any unauthorised disclosure of the information contained in this e-mail is strictly prohibited.

The views and opinions expressed in this e-mail are the senders own and do not necessarily represent the views and opinions of Falkirk Council.
