

COFNOD / MEMORANDUM

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Adran / Dept:	Development Control	Ein cyf / Our ref:	SRS/E/14415/23/dm
Dyddiad / Date:	7 December 2023	Ffôn / Tel:	03001236696
Eich Cyf / Your Ref:	P/DC/LC/VI/2023/01107/FUL	Ebost / Email:	EnvPlan-SRSWales@valeofglamorgan.gov.uk

SUBJECT: PLANNING APPLICATION NO: 2023/01107/FUL: 20 PLYMOUTH ROAD, BARRY; CHANGE OF USE FROM A HAIRDRESSERS (CLASS E) TO A DWELLING HOUSE (CLASS C3(A) STUDIO APARTMENT). THE PROPOSAL INVOLVES UTILISING THE EXTRA SPACE UNDERNEATH THE GROUND FLOOR. CREATING A MEZZANINE BEDROOM AND SPLITTING THE APARTMENT INTO 3 LEVELS.

Shared Regulatory Services (SRS) Environment Team requests the inclusion of the following informative statement in accordance with CIEH best practice and to ensure that the safety of future occupiers is not prejudiced in accordance with policy MD7 of the Vale of Glamorgan Local Development Plan.

ADVISORY/INFORMATIVE

CONTAMINATION AND UNSTABLE LAND ADVISORY NOTICE

The contamination assessments and the effects of unstable land are considered on the basis of the best information available to the Planning Authority and are not necessarily exhaustive. The Authority takes due diligence when assessing these impacts, however you are minded that the responsibility for

(i) determining the extent and effects of such constraints;
(ii) ensuring that any imported materials (including, topsoils, subsoils, aggregates and recycled or manufactured aggregates/ soils) are chemically suitable for the proposed end use. Under no circumstances should controlled waste be imported. It is an offence under Section 33 of the Environmental Protection Act 1990 to deposit controlled waste on a site which does not benefit from an appropriate waste management license. The following must not be imported to a development site;

- Unprocessed / unsorted demolition wastes.
- Any materials originating from a site confirmed as being contaminated or potentially contaminated by chemical or radioactive substances.
- Japanese Knotweed stems, leaves and rhizome infested soils. In addition to section 33 above, it is also an offence under the Wildlife and Countryside Act 1981 to spread this invasive weed; and

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(iii) the safe development and secure occupancy of the site rests with the developer.

Proposals for areas of possible land instability should take due account of the physical and chemical constraints and may include action on land reclamation or other remedial action to enable beneficial use of unstable land.

The Local Planning Authority has determined the application on the basis of the information available to it, but this does not mean that the land can be considered free from contamination.

Environment Team
Shared Regulatory Services
Bridgend, Cardiff & the Vale of Glamorgan