

CDS Planning Local Review Body

From: John Williamson
Sent: 08 January 2024 15:55
To: CDS Planning Local Review Body
Cc: Christie Findlay; Kirsty Steven
Subject: FW: LRB-2023-58 - Contaminated Land

Follow Up Flag: Follow up
Due By: 19 January 2024 10:00
Flag Status: Flagged

Dear Audrey

Please find below comments from the Council's Contaminated Land Team regarding the LRB case above. The Planning Authority has no further comments to make on this case.

Kind Regards

John Williamson
Planning Officer
Planning and Development
Development Management
Perth and Kinross Council
Pullar House, 35 Kinnoull Street
Perth
PH1 5GD

From: Christie Findlay
Sent: Monday, January 8, 2024 3:10 PM
To: John Williamson
Cc: Kirsty Steven
Subject: RE: LRB-2023-58 - Contaminated Land

Hi John,

With regards to the LRB relating to 23/01202/FLL - Change of use of builders yard to form extension to garden ground and erection of link extension between dwellinghouse and outbuilding (in part retrospect). I have the following comments to make ahead of the LRB:

- This proposal involves a change of use from a builders yard which is a potentially contaminative past use. Depending on the type of activities formerly carried out on the site, there is the potential for contamination to be present from sources such as underground/above ground fuel storage, asbestos material from former buildings or building supplies or timber treatment products.
- The change of use to a residential garden also makes the proposal high risk due to the end user being long-term human occupants.
- As we do not know the long-term extent that the future garden will be used for, any residential garden ground must comply with soil parameters for 'residential with gardens' end use – the most sensitive soil parameter. This is regardless of whether the garden will be used to grow food for human consumption, be covered with grass, or under gravel.

- Historic planning app 05/00868/FUL (immediately south of this site) was also conditioned due to concerns regarding potential contamination from an underground tank. Unfortunately I cannot find any further information, however, there is also the potential for any leaks or spills from this to have impacted the vicinity.
- Due to the lack of information regarding the former builders yard, a precautionary approach is required to ensure the site is suitable for the proposed use and to safeguard the health of future site users for years to come.

Happy to discuss.

Kind regards,

Christie Findlay

Contaminated Land Officer
Environmental Health
Regulatory Services
Communities
Perth & Kinross Council

Pullar House | Kinnoull Street | Perth | PH1 5GD



Generic email: contaminatedland@pkc.gov.uk