

A time limited (temporary) planning permission will be granted for non-permanent structures in cases where a permanent permission would prejudice future development of the site.

17.24 *Temporary buildings, whilst being essential to the expansion and development of business and community facilities, are by their nature likely to incur high maintenance and running costs. There is no wish to overly restrict the erection or use of such buildings but there is nevertheless a need to ensure that they are adequately maintained and removed from the site when their useable life has expired. Neither should the erection of a temporary building prevent the satisfactory development of permanent buildings on the site at a later date.*

Contaminated Land and Methane Emissions

17.25 Where land has been contaminated as a result of previous use it must be made safe before new development or redevelopment takes place. Potential hazards can include old sewage works where concentrations of metals in the soil may be high, land previously used by industries where a range of hazardous substances may be found, and completed domestic and industrial landfill sites where combustible gases such as methane may build up and problems such as soil settlement and the generation of leachate may result.

17.26 Proposals for developing contaminated land may be refused if contamination is severe and cannot be overcome. Alternatively, conditions can be imposed on planning permissions requiring a detailed site investigation by the developer before work commences and the implementation of measures to overcome contamination problems.

Proposals for development on any identified or suspected contaminated land must be accompanied by details of the type and levels of contaminants together with details of any remedial measures required to deal with any hazards. Such reports should include an appraisal of the implications of redevelopment on ground and surface water. On sites where the contamination takes the form of methane, details of venting and monitoring systems for the prevention of methane emissions should be included in applications for planning permission.

DS7 - Contaminated Land

In the case of proposals for development on land known or strongly suspected as being contaminated, applicants will be required to demonstrate that the level of contamination can be overcome by remedial measures or improvements.

Permission will only be granted on contaminated sites where a detailed site survey has been submitted, and a suitable scheme of remedial measures has been agreed to overcome any existing contamination. Conditions will be imposed and/or a planning obligation entered into to secure the implementation of such a scheme at the appropriate time in the development process and to otherwise restrict and control the development.

DS8 - Methane Emissions

Planning consents for new development on former waste disposal sites will be subject to the imposition of conditions requiring the carrying out of works by the developer to prevent the build up of methane by venting or other agreed means.

17.27 *Contaminated land is land which represents an actual or potential*