

7. **LRB 423** – Full Planning Permission for Erection of Dwellinghouse and Formation of Sunken Garden at Site at Pinewood, Charleston, Portlethen, AB12 3TP – Reference: APP/2017/3255.

(ii) Supporting Documents as submitted by the Planning Service.

Please note - Decision Notice and Report of Handling included in the Agent's submission.

From: [Peter Exon](#)
To: [Planning Online](#)
Cc: [Robert McIntosh](#)
Subject: APP/2017/3255
Date: 13 February 2018 13:27:41
Attachments: [Site At Pinewood 180213.pdf](#)

APP/2017/3255 Full Planning Permission for Erection of Dwellinghouse and Formation of Sunken Garden; Site At Pinewood Charleston Portlethen Aberdeenshire AB12 3TP

Environmental Protection Act 1990: Part IIA Contaminated Land

Thank you for consulting us on the above planning application. The site is within 50m of the Bankhead landfill and 175m of the Charleston Landfill. Were this application for a larger development I would request that a gas risk assessment be carried out. However, as the application is for a single dwelling, suitable gas protection measures should be incorporated into the design of the building as an alternative to carrying out a gas risk assessment.

I have written to the agent (attached) requiring the submission for approval of designs for suitable gas protection measures, to be incorporated in to the building design. I will make a response once I receive a reply.

Regards,

Peter.

Peter Exon
Assistant Scientific Officer
Aberdeenshire Council, Infrastructure Services, Environmental Health, Gordon House,
Blackhall Road, Inverurie, AB51 3WA
Tel: 01467 538529
Fax: 01467 628358

Our Ref: GPM/PE/APP/2017/3255
Your Ref:
Ask for: Peter Exon
Direct Dial: 01467 538529
Email: contaminated.land@aberdeenshire.gov.uk

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For the attention of Mark Taylor (mark@cummingandco.com)

By e-mail only

13th February 2018

Dear Sir,

Planning Application: APP/2017/3255 Full Planning Permission for Erection of Dwellinghouse and Formation of Sunken Garden; Site At Pinewood Charleston Portlethen Aberdeenshire AB12 3TP

Environmental Protection Act 1990: Part IIA – Contaminated Land

I refer to the above planning application.

This development is in close proximity to the Bankhead landfills and the Charleston landfill, 50m west and 175m east of the site boundary respectively.

Landfill or ground gases are generated through the biological degradation of organic materials disposed of within landfills. These gases (mainly carbon dioxide and methane) can migrate through the ground via fractures and pores within rocks, sediments and soils; and can accumulate in enclosed spaces. Current guidance requires that the risk of migration of landfill gas from the landfill to the application site should be assessed.

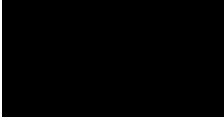
Had this planning application been for the development of several properties, the Environmental Health Service would require that a risk assessment for gas migration is carried out and a report, recommending any necessary mitigation measures. However, because the application is for a single residential building it would be satisfactory to incorporate gas protection measures within the proposed property.

Drawings of the gas protection measures should be prepared and submitted to this Service. These drawings should be in accordance with guidance published in British Standard 8485:2015 'Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings'. Additional guidance on detailing with respect to different foundation types can be found in; BR212, 'Construction of new buildings on gas-contaminated land' and BR414, 'Protective measures for housing on gas-contaminated land', both published by the Building Research Establishment.

**If you have difficulty reading this document please contact
Peter Exon on 01467 538529**

I look forward to receiving details of the gas protection measures in due course. In the meantime please do not hesitate to contact me if you would like to discuss this further.

Yours faithfully,



Peter Exon
Assistant Scientific Officer

ECopy Robert McIntosh, Aberdeenshire Council

From: [Peter Exon](#)
To: [Planning Online](#)
Cc: [Robert McIntosh](#)
Subject: RE: Consultation Letter for Application APP/2017/3255
Date: 13 February 2018 09:38:29

APP/2017/3255 Full Planning Permission for Erection of Dwellinghouse and Formation of Sunken Garden; Site At Pinewood Charleston Portlethen Aberdeenshire AB12 3TP
Environmental Protection Act 1990: Part IIA Contaminated Land

Thank you for consulting us on the above application. After studying the proposals there do not appear to be any issues of concern under the above legislation in respect of this development and as a consequence, no further information regarding contaminated land is required.

Regards,
Peter.

Peter Exon
Assistant Scientific Officer
Aberdeenshire Council, Infrastructure Services, Environmental Health, Gordon House,
Blackhall Road, Inverurie, AB51 3WA
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-----Original Message-----

From: sarah.nichols@aberdeenshire.gov.uk [mailto:sarah.nichols@aberdeenshire.gov.uk]
Sent: 01 February 2018 14:53
To: Contaminated Land
Subject: Consultation Letter for Application APP/2017/3255
Please see attached letter for your attention