

POLICY EP9: CONTAMINATED LAND

Development proposals on potentially contaminated land will be approved if:

- a. site specific risk assessments are undertaken by the applicant to identify any actual or possible significant risk to human health or safety, or to the environment and that any previous historic uses are not continuing to cause significant pollution to the water environment, and
- b. effective remediation measures are agreed to ensure the site is made suitable for any new use granted consent, and
- c. appropriate measures for the disposal of any contaminated material is agreed with the Council.

The Council will consult SEPA in respect of pollution of controlled waters and licensing issues arising from remediation works.

JUSTIFICATION:

This policy aims to support proposals for new development on contaminated land, while ensuring that public health and safety is not compromised. Land is classed as contaminated because of the current or historical use of the site including sewage treatment plants, waste tips and engineering works. The safe removal of contaminated material, as well as the restoration and redevelopment of these sites is to be encouraged. Contamination is a material planning consideration. Contamination may also have migrated from nearby land uses and site investigations may become necessary even if the site has no previous contaminative use. The Council have a Contaminated Land Inspection Strategy and will provide information and guidance to developers on contaminated land issues.

CONFORMS TO:

This policy conforms to SPP2: Economic Development, PAN 33: Development of Contaminated Land, and Circular 1/2000.

POLICY CROSS REFERENCE/ADDITIONAL GUIDANCE:

Policy IMP1: Development Requirements; Operational Guidance – "Contaminated Land within the Development Control Process".