

Land Contamination Assessment

Change of Use from Haulage Depot (Sui Generis) to B1

The application is for a change of use from Haulage Depot (Sui Generis) to B1 Light Industrial with ancillary warehousing.

The site currently benefits from application ref B15/0290/96 with a decision notice dated 9 December 1996. The existing use is for a haulage depot with unrestricted operating hours. The use is limited to a maximum of 15 vehicles with a stipulation that between the hours of 22:00 and 07:00 any refrigeration plant shall be connected directly to the mains electricity supply. Aside from that, there are no other restrictions regarding frequency of vehicle movements and operational hours.

This application reflects a significant decrease in the amount of usage.

The reduced operating hours will be as follows:

Monday – Friday:	07:00 – 18:00
Saturday:	08:00 – 16:00
Sunday:	Closed
Bank Holidays:	09:00 – 17:00

There is no known contamination of the site.

There is no suspected contamination of the site.

There will be no refuelling on the site.

The application site will not be open to members of the general public.

The proposed change of use will ensure a conditioned decrease of activity on site. And thus, a significant decrease in the risk of Land contamination.