11

SDCC Pollution Control Pre Planning Guidance

Applicants for planning permission need to take action to protect the environment and comply with all pollution control requirements. The following guidance should be adhered to

1. Know the drainage system: Prepare a drainage plan of you're the site, identifying all drains and where they go to. Establish requirements for all discharges required. Many different substances can cause pollution – common examples include fuels and oils, chemicals, sewage, farm manure, slurry, detergents, milk and fire-fighting run-off.

2. You should understand your premises and how your activities could affect the environment and cause pollution. Think about what pollution linkages exist between sources, pathways and receptors, i.e .spills through drains or soils to streams or groundwater. Any planning application for the redevelopment of a site where there is or may be a pollution risk will require a detailed report on remediation measures proposed to address the risk.

3. Understand how treatment facilities work such as septic tanks, oil separators - and what is required to maintain them properly in perpetuity.

4. Provide for the appropriate storage of oils, chemicals and other materials in suitable containers, in safe locations, and provide for the protection from spills. Oils and chemicals are obvious potential sources of environmental harm, but other materials such as food and drink products and detergents can cause significant pollution. Planning applications should address the likelihood of pollution happening and how minimise this risk.

5. Demonstrate provision for the installation of secondary containment for stored materials where appropriate, or where required to do so by law. It is good practice for secondary containment to be able to hold more than any proposed container can hold, commonly called 110% containment.

6. Storage tanks above or below ground are a high pollution risk. Applicants for permission should demonstrate avoidance of high risk locations. These are;

   - within 50 metres of a spring, well or borehole;
   - within 10 metres of a watercourse,
   - places where spilt oil could enter open drains, loose fitting manhole covers or soak into the ground where it could pollute groundwater,
   - places where a spill could run over hard ground to enter a watercourse or soak into the ground where it could pollute groundwater;
   - places where tank vent pipe outlets can't be seen from the filling point;
   - above roof level as spilt oil can run down guttering which is connected to surface water systems.

   Oil spilt in these locations will pollute surface waters and groundwater. If these locations are unavoidable then check with the Council's Pollution Control Officer, as there may be additional environmental protection requirements, e.g. overfill prevention device or oil separator on the surface water drainage system.

7. Demonstrate how waste, arising from the site, is to be kept to a minimum, segregated where appropriate, and disposed in accordance with the Waste Management Regulations 2007, as amended. Demonstrate how transport of such waste, will be by an authorised waste permit holder and provision for waste disposal records to be maintained and made available, for inspection by Authorised Persons appointed under the Waste Management Act 1996, as amended. Demonstrate how Waste Transfer Forms shall accompany the transportation of all hazardous waste arising from construction works.

8. Know the risk of fire or flood and how to reduce these risks from and consequences of pollution.