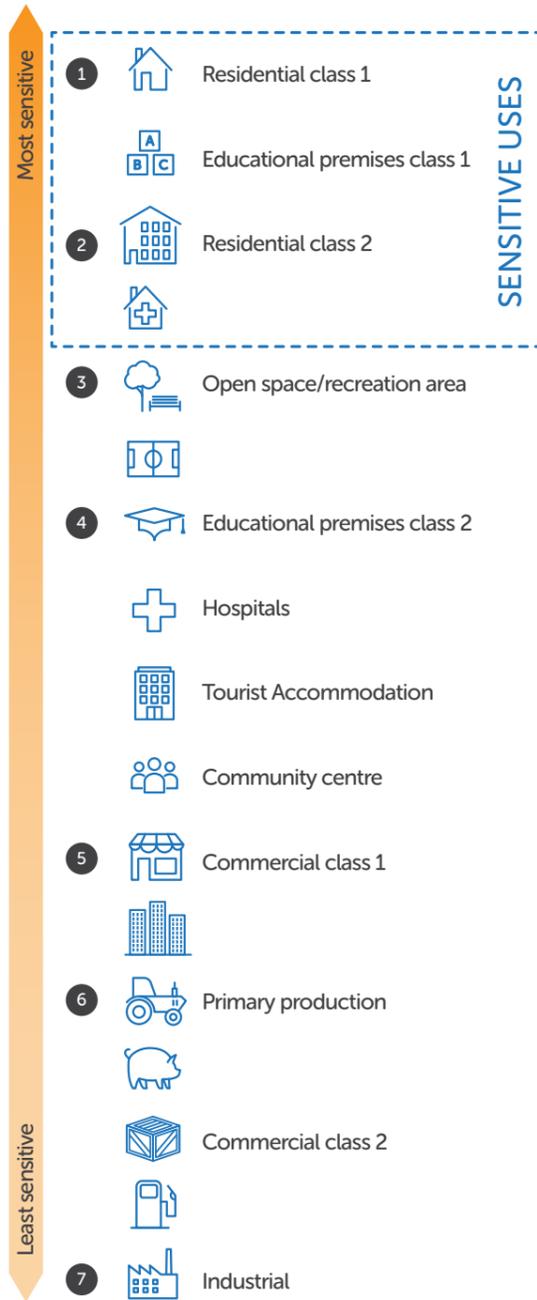


Land use sensitivity hierarchy

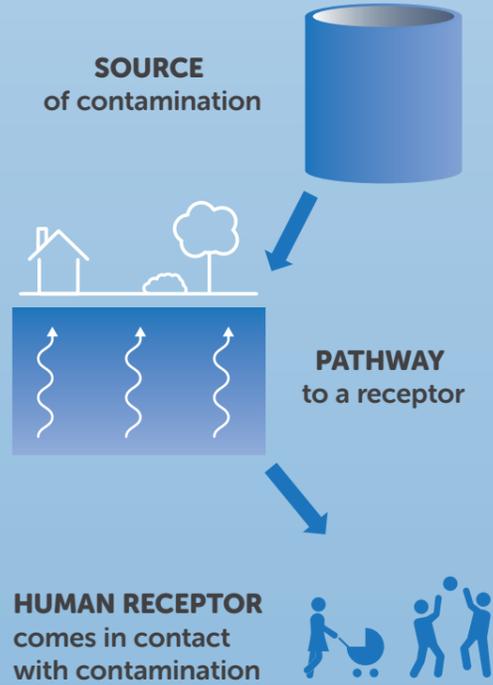


STEP 1

Land Use Sensitivity

Changing the land use can cause site contamination, even if you are not the original polluter.

In order for site contamination to become a problem, there needs to be:



By changing the land use you may change the **PATHWAY** or potential **HUMAN RECEPTORS**.

STEP 2

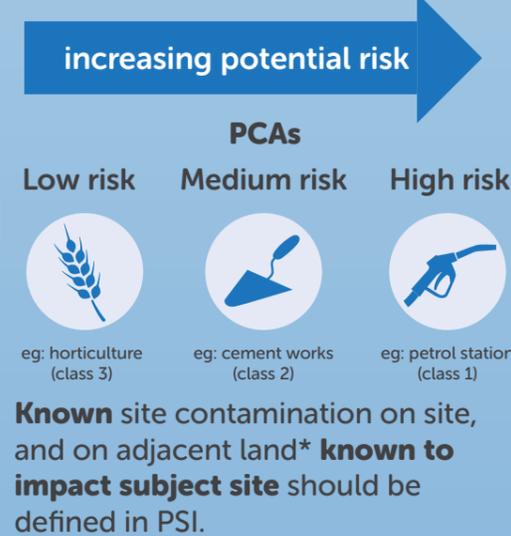
Investigations

If your proposal is changing the land use to a 'more sensitive use' you need to investigate potential site contamination.

Looking for (past or current) **Potentially Contaminating Activities (PCA)** is a reliable and cheap way of identifying likely **SOURCES** of contamination.

Not all activities are equal.

A site contamination consultant undertakes a **Preliminary Site Investigation (PSI)**

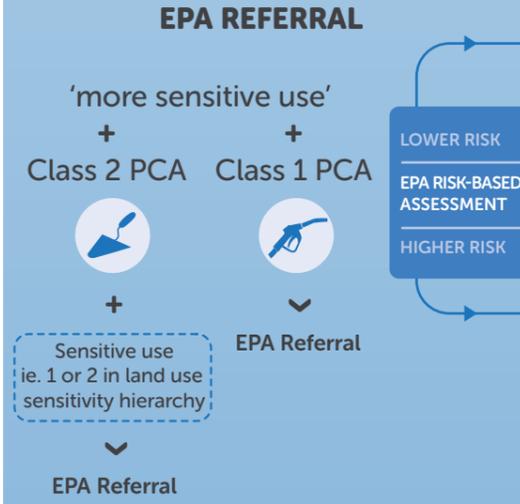


Known site contamination on site, and on adjacent land* **known to impact subject site** should be defined in PSI.

STEP 3

Assessment

PSI finding may lead to the relevant authority requiring **Detailed Site Investigations (DSI)**

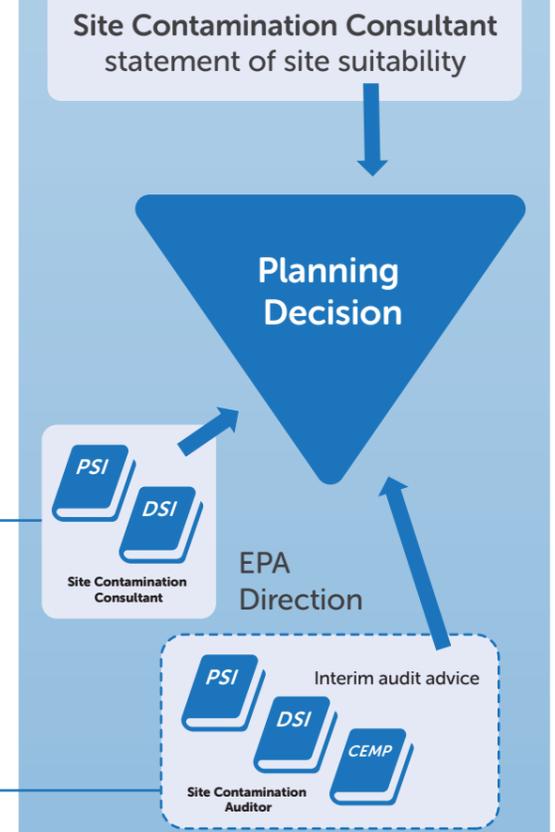


Submit a site contamination audit report (≤5 years old) at any time (at your discretion) showing site is suitable or can be made suitable

STEP 4

Site Suitability

Relevant authority decision



Only the EPA can **direct** an audit to be undertaken

Site Suitable

Did you know?

If you are moving up the ladder (hierarchy) your proposal is a 'more sensitive use'

Fast track pathways

No change in land use OR equally OR less sensitive land use

No PCAs identified on site or known off site

Site Contamination and the Planning System

Notes

* 'adjacent land' has the same meaning as in Planning, Development and Infrastructure Act 2016