Online Comment

Application	H01-0057-24
Location	Former Station Yard Mill Drove South Cowbit PE12 6FS
Proposal	Details of contamination of land or pollution of controlled waters (Condition 16 of H01-1204-22)

Name	Sue Armour
Address	Team Leader Environmental Protection SHDC
Date Submitted	02-04-24
For/Against	Comments

I have reviewed the Ground Engineering Limited 'SITE INVESTIGATION REPORT STATION YARD MILL DROVE SOUTH COWBIT SPALDING LINCOLNSHIRE Report Reference C15840A' dated February 2023. I am in general agreement of the findings that remedial action is required to ensure a safe development at this location. I recommend discharge of part i of condition 16, with part ii remaining outstanding.
I look forward to receipt of the remediation method statement in due course, but recommend that the RMS includes the following information:
- Generally we look to see 6 ground gas monitoring visits. An adjacent development required ground gas protection measures, and therefore I request a further 3 monitoring visits are undertaken. I am happy for the results of this to be included in the RMS, with the design for any gas protection measures required also submitted at that time.
- Site characterisation was low, due to the overgrown nature of the site. I would expect the RMS To include a comprehensive discovery strategy to reflect this.
- Remediation is proposed due to elevated levels of Benzo (a) pyrene. Soils were not considered suitable for retention below gardens, buildings or hardstanding. On that basis I am unsure why it is considered acceptable to leave them below 600mm in front gardens? This would need to be fully justified in any RMS.
- Guidance on cover systems and subsequent validation can be found in the relevant YALPAG documents, which can be downloaded here: https://www.sholland.gov.uk/article/11653/Planning-application-consultations