Online Comment

Application	H02-0023-23
Location	DECOY FARM SPALDING ROAD CROWLAND PE6 0LX
Proposal	Change of use of office e (g)(i) to residential (C3) - approved under H02-0819-22. Modification of Condition 2 to allow amendments to previously approved plans and removal of Conditions 3 & 4 relating to contamination.

Name	Jeanette Reith
Address	Environmental Protection - South Holland District Council
Date Submitted	24-03-23
For/Against	Comments

Thank you for consulting me on the above planning application.
I understand that the applicant has applied to remove Conditions 3 and 4 of Planning Permission H02-0819-22 that relate to contamination.
There is the potential for contamination associated with the previous agricultural use of this site.
However, I have reviewed the Preliminary Geo-Environmental Risk Assessment by Deltasimons dated June 2017 that was submitted for an earlier application for the building west of this site and I note that the report concludes 'that the risk of significant possible pollutant linkages to exist in the context of the site in being refurbished is low'.
The applicant has also confirmed that landscaping 'will consist of plants and shrubs grown only in containers' and that 'the garden will consist simply of a sand base over the existing compacted hardcore topped with an artificial turf finish'. As no excavations will take place as part of the development and the garden area is effectively being capped with sand and artificial turf any potential contamination is unlikely to pose a risk to the future end users of the site.
I therefore accept that the condition can be removed, however I would like to stress that it is up to the developer to ensure a 'safe development' and should the situation change in the future contamination risks may need to be assessed.
I also recommend the following:
In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to Environmental Health. An investigation and risk assessment must be undertaken in accordance with details to be agreed with Environmental Health. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by Environmental Health. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved by Environmental Health.