

Online Comment

Application H02-0901-18
Location 35 PETERBOROUGH ROAD CROWLAND PETERBOROUGH PE6 0BB
Proposal Proposed erection of 5 dwellings and garaging

Name Sue Armour
Address Environmental Protection Officer South Holland District Council

Date Submitted 17-10-18
For/Against Comments

2) Prior to first occupation, two full copies of a full closure report shall be submitted to and approved in writing by the LPA. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Remediation Method Statement(s) detailed in condition 1 above. Post-remediation sampling and monitoring results shall be included in the closure report to demonstrate that the required remediation has been fully met. Verification reports may be submitted separately for differing phases of the work as specified in the approved Remediation Method Statement(s).
3) If during redevelopment contamination not previously considered is identified, then the LPA shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing by the LPA. . Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved by the LPA.

Note: The applicant is advised that the phased risk assessment required by the Contaminated Land Scheme Condition should be carried out in accordance with the procedural guidance of the Environmental Protection Act 1990 Part 11A. Their attention is drawn to YALPAG Technical Guidance, particularly Development on land affected by Contamination, Verification requirements for cover systems, and Verification requirements for gas protection measures, copies of which are available on request from Environmental Health.

Reason: To assess whether the site is polluted and to address any pollution to ensure a satisfactory development. This Condition is imposed in accordance with Policy SG13 of the South Holland Local Plan 2006.

I would also request that permitted development rights be removed, and that following informative be applied:

Informative) Where remediation of contaminated land is required, the developer is advised to put in place measures to ensure that any future alterations/extensions to the development do not undermine completed remediation works and, if appropriate, that the future alterations/extension include the same scheme of remediation as that included in the original development.

My reasoning for the removal of permitted development rights is that the risk assessment undertaken assumes that future occupiers are protected in their house by a specialist membrane installed across the floor slab. If this is not in place, for example in an extension such as a conservatory, then the occupier's exposure to volatile organic compounds will be increased to unacceptable levels.