Online Comment

Application	H02-0926-21
Location	Crowland Car Wash, Unit 4 64 Peterborough Road Crowland PE6 0BA
Proposal	Residential Development of up to 10 dwellings including new access

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Name	Sue Armour
Address	Environmental Protection Officer SHDC
Date Submitted	05-10-21
For/Against	Comments

I have reviewed the Ground Engineering reports 'C14873 Phase 1 Desk Study AT WORKSHOP AND PREMISES Nos.64 & 66 PETERBOROUGH ROAD CROWLAND PETERBOROUGH' dated September 2019 & 'Report on a ground investigation for a site at 64 Peterborough Road, Crowland' ref C12256 dated November 2010 and am in general agreement with the findings.
Historic site investigation data suggests near surface contamination by petroleum hydrocarbons and poly aromatic hydrocarbons, as well as some metals above levels which are generally considered suitable for retention in a residential development. A detailed and comprehensive site investigation is required at this location to inform a remediation strategy such that a safe development can be achieved.
I therefore request the following condition be placed on any permission grabted:
The development hereby permitted shall not be commenced until a scheme to deal with any contamination of land or pollution of controlled waters has been submitted to and approved in writing by the Local Planning Authority (LPA) and until the measures approved in that scheme have been implemented. The scheme shall include all of the following measures unless the LPA dispenses with any such requirement in writing.
i) A site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle, in order that any potential risks are adequately assessed taking into account the sites existing status and proposed new use. Reference must be made to the previously developed conceptual site model. Two full copies of the site investigation and findings shall be forwarded to the LPA without delay upon completion.
ii)Thereafter, a written method statement detailing the remediation requirements for land contamination and/or pollution of controlled waters affecting the site shall be submitted to and approved in writing by the LPA, and all requirements shall be implemented and completed to the satisfaction of the LPA. No deviation shall be made from this scheme without the express written agreement of the LPA. 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.
iii) 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 Method Statement(s). Post-remediation sampling and monitoring results shall be included in the closure report to demonstrate that the required remediation has been fully met. 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.

I also make the following comments to direct the future site investigation. Please pass these comments to the applicant / agent.
1. Contact should be made with LCC Trading standards for information as to the current status of the below ground fuel tanks, and to identify the history of the site.
2. Dependant on the development proposals and the results of the detailed site investigation, the potential pathway of hydrocarbons in groundwater impacting indoor air may need to be considered.