Online Comment

Application	H04-0035-22
Location	18 High Street Donington Spalding PE11 4TA
Proposal	Erection of 9 dwellings comprising 5 detached dwellings and 4 town houses

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Name	Sue Armour
Address	Environmental Protection Officer SHDC

Date Submitted	07-02-22
For/Against	Comments

I have reviewed the Your Environment report 'Desktop Study Report YEX2722 - High Street, Donington October 21' and am in general agreement with the findings, although I note that in the receptor table, under 'humans' it notes that exposure to the site surface will be limited due to asphalt, however the submitted drawing 202494-03A shows traditional garden areas.
I therefore recommend that the following conditions be applied at this location:

Condition one
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).
The scheme shall include all of the following measures unless the LPA dispenses with any such requirement in writing.
i) As identified as being required in the existing desk-top study report, an exploratory 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 end use. 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 strategy for land contamination and/or pollution of controlled waters affecting the site and a timetable for their completion shall be submitted to and approved in writing by the LPA. This shall include details of the proposed verification plan including compliance criteria and monitoring details. 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 suspected contamination has been submitted to and agreed in writing by the LPA.

Condition two
If contamination and/or pollution of controlled waters has been identified as a result of investigation undertaken in accordance with Condition # above and remediation is required, two full copies of a verification report shall be submitted to and approved in writing by the LPA prior to the first occupation of the development. 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 objectives and criteria 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.