Online Comment

Application	H04-0508-19
Location	Land off: Towndam Lane Donington Spalding
Proposal	Erection of 150 dwellings with associated garaging, roads and sewers

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Name	Sue Armour
Address	Environmental Protection Officer SHDC, Priory Road Spalding PE11 2XE

Date Submitted	11-06-19
For/Against	Comments

I have reviewed the GeoDyne Limited report 'Combined Phase 1 Desk Study & Phase 2 Exploratory Investigation For Ashwood Homes Town Dam Lane Donington (Phase 2)' and make the following comments:

I am in general agreement with the report and its findings. I welcome the comments made in section 8.16 for further investigation and delineation of the area of the former above ground diesel tank. Levels of hydrocarbons recorded were relatively low, however given the pollution incident on site (and no information regarding subsequent clean up) there is the potential for higher concentrations to be present. Subject to the exact concentrations recorded, any of the three options presented could be plausible remediation solutions.

I therefore request that the following conditions be placed on any planning permission granted:
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 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.
iv) 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.