Gedney, Oliver

From: Grant, David
Sent: 29 October 2020 14:08
To: _planningadvice
Subject: FW: Dave Cook Engineering H04-0773-20
Attachments: We sent you safe versions of your files; C14984B Rem. Method Statement - Quadring Rd, Donington.pdf

Please add this email and attachment to the application under 6SUP and the title – Complete Remediation Strategy.

Many thanks,

David Grant | Senior Planning Officer | **South Holland District Council**
Direct Dial: 01775 764472
www.sholland.gov.uk
Please note that any informal officer opinion expressed by this email is without prejudice and is not binding on the Council during the consideration of any formal application.

From: tim.3dplanning@sky.com <tim.3dplanning@sky.com>
Sent: 29 October 2020 12:28
To: Grant, David <dgrant@sholland.gov.uk>
Cc: Armour, Susan (SHBK) <Susan.Armour@breckland-sholland.gov.uk>
Subject: RE: Dave Cook Engineering H04-0773-20

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

This message originated from outside your organization

David
Further to your email below, incorporating the consultation comments of Susan Amour.
Please find attached a complete remediation strategy as requested.
Given the time pressures in relation to this matter (as set out in previous emails) I have copied the document direct to Susan in the hope that this will expedite the process.
I trust that this is in order.

I would repeat that it is my client intention to make a material commencement on this site to trigger the permission and to enable construction in the new year and I would request that you deal with this as soon as possible so as to enable this to happen.
Best Regards

Tim Slater
BA (Hons) DMS MRTPI
3D Planning Ltd.
07764 818154

3D Planning Ltd.
Town Planning Consultancy

RTPI
Chartered Town Planner

From: Grant, David <dgrant@sholland.gov.uk>
Sent: 22 October 2020 16:43
To: tim.3dplanning@sky.com
Subject: Dave Cook Engineering H04-0773-20

Dear Tim,

Please find below comments from the Environmental Protection Officer that require your attention.

Kind regards,

David Grant | Senior Planning Officer | **South Holland District Council**
Direct Dial: 01775 764472
www.sholland.gov.uk
Please note that any informal officer opinion expressed by this email is without prejudice and is not binding on the Council during the consideration of any formal application.

From: planningadvice@sholland.gov.uk <planningadvice@sholland.gov.uk>
Sent: 22 October 2020 15:35
To: Grant, David <dgrant@sholland.gov.uk>
Subject: Online web comments received for application: H04-0773-20

H04-0773-20

Comments have been received on the above application via the website and have been transferred to Ocella.

The comments are as follows:

Consultee Name: Sue Armour

Address: Environmental Protection Officer SHDC

Date Transferred: Unrecognised Format

Planning Officer: David Grant

Response Type: **Comments**

Comments:

Ground Engineering's statement does not constitute a remediation method statement. I appreciate that at this location a very simple statement is required, however it does need more information than has been submitted. Will the specialist contractor be on site whilst all of the earth works are undertaken? This seems unlikely to me, so the RMS should be a document used on site by all ground workers. Will the site foreman walk the site each morning? Or will site operatives stop and hand pick should they see something? How will they record that? Do they need to record it? What will they submit for validation, and who will do that? A nill return would still be needed.

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GROUND ENGINEERING LIMITED

Newark Road
Peterborough
PE1 5UA
Tel: 01733 566566
e: admin@groundengineering.co.uk

REMEDIATION METHOD STATEMENT

DAVE COOK ENGINEERING LIMITED
QUADRING ROAD
DONINGTON
LINCOLNSHIRE

Report Reference C14984B

On behalf of:-

Dave Cook Engineering Limited
Quadring Road
Donington
Lincolnshire
PE11 4TB

October 2020

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FIGURES

Proposed Development Plan

GROUND ENGINEERING LIMITED
Newark Road Peterborough PE1 5UA
t: 01733 566566
e: admin@groundengineering.co.uk
Company Registration Number 6929574

Dave Cook Engineering Limited
Quadring Road
Donington
Lincolnshire
PE11 4TB

Our Ref: SW/C14984B
29 October 2020

REMEDIATION METHOD STATEMENT FOR DAVE COOK ENGINEERING LIMITED, QUADRING ROAD, DONINGTON, LINCOLNSHIRE

INTRODUCTION

The client, Dave Cook Engineering Limited, proposes to build a new residential development on their site at Quadring Road, Donington in Lincolnshire. The client has provided a drawing, presented to the rear of this report, which shows the proposed locations of the houses, garages, car parking, gardens and access road.

Ground Engineering Limited have been instructed by the client to prepare a remediation plan using the findings of a Phase 1 and Phase 2 site investigation documented in Ground Engineering Report C14984: February 2020, which should be referenced when reading this report. The purpose of this report is to address planning condition 7, a requirement for a contaminated land method statement detailing necessary remediation requirements.

REMEDIATION PLAN

The following method statement has been formulated from the Ground Engineering Limited report referenced C14984 dated February 2020, which considers the likely exposure scenarios during and on completion of the proposed development. The latter comprises the demolition of existing buildings, clearance of hardstanding, and construction of seven dwellings, with associated gardens, parking and an access road as shown on the proposed development plan, included to the rear of this report, for the site at Dave Cook Engineering Limited, Quadring Road, Donington.

General Comments

1. The existing office building and warehouse on the site have signage indicating that they contain asbestos containing materials within them and an asbestos survey will be undertaken prior to demolition for the proposed redevelopment. Suitable precautions, in line with current best practice, should be put in place to protect workers from the effects of asbestos containing materials, during the site clearance and redevelopment phases.

2. Existing drains will be inspected, damaged sections fixed or replaced and redundant sections removed.

3. No special precautions would be required during the development of the site by workers who may come into contact with the soil during groundworks, providing standard precautions are adopted which should generally include the procedures given by the Health and Safety Executive (The Blue Book) HS(G)66.

4. If cement bound asbestos containing roof sheets fragments are found, they should be double bagged and disposed of at a suitably licensed landfill.

5. The groundworks contractor will undertake a watching brief during works to check for materials that may appear to be contaminated. The foreman should undertake a daily inspection of the site whilst operations are underway and a record kept, which should include photographs of the site operations.

6. If soils are revealed which are different to those encountered by the previous ground investigation works, the advice of a specialist should be sought. Any such soils will either be immediately removed off site to a licensed disposal or treatment facility or placed within a designated quarantine zone on a membrane or holding tank for future classification, treatment and/or removal.

7. All soils removed from site will be disposed using licensed carriers and taken to appropriately licensed disposal facilities.

8. The Local Authority will also be informed regarding each stage of the works and photographic evidence together with copied waste transfer receipts for any arisings should be gathered, as they are essential to demonstrate the works.

9. The local water company should be consulted with regard to the installation of water supply pipes for the proposed dwellings, unless the made ground is not used as backfill around such pipework. Protected plastic mains and plastic service pipes may be required across the site if new buried plastic water pipes within made ground soils is proposed, this is because contaminants can permeate plastic and contaminate water supplies.

Remediation within northern and western parts of site – New dwellings, garages, parking and access road

10. The office and workshop buildings together with the surface hardstanding will be cleared from the northern and western parts of the site, which will be replaced by new dwellings, garages, parking and access road.

11. No specific scheme of remediation would be considered necessary for the ground beneath the proposed building footprints and hardstanding areas in the north and west of the site because the tested samples contained potential contaminant concentrations of less than the respective soil screening criteria for residential with home grown produce end use, residential without home grown produce end use and commercial usage.

12. As part of the construction process all geotechnically unsuitable soil will be removed from beneath the proposed building and hardstanding areas. Imported granular fill should be supported by verification certificates to provide proof of its suitability.

13. The risk of the encountered ground contamination affecting the site users when present beneath permanent areas of buildings and hardstanding would be considered to be very low. This is because it would be highly unlikely that the general site users would normally be able to penetrate the floor slabs or paved areas, which would be necessary for them to uncover any contaminated soils beneath the site.

Remediation within northern and western parts of site – New garden areas

14. New garden areas are to be created in the northern and western parts of the site following the site clearance. The tested samples contained potential contaminant concentrations of less than the respective soil screening criteria for residential with home grown produce end use, residential without home grown produce end use and commercial usage. No specific scheme of remediation is therefore considered necessary for these new garden areas.

15. New garden areas will be inspected prior to any final capping to ensure that unsuitable materials have not been inadvertently placed during the preceding stages of redevelopment works. If the soils at formation level are different to those encountered by the previous investigation, the advice of a specialist should be sought.

16. Imported 'clean' inert topsoil will be supported by verification certificates to provide proof of its suitability. Documentation relating to the source of clean inert topsoil should be presented to the Local Planning Authority for approval prior to infilling. Samples of any imported clean topsoil placed in the garden areas should be tested to verify that the soil is suitable for use.

Remediation within eastern part of site – New dwellings, garages and parking

17. The surface hardstanding and existing grassed landscaped areas will be partially cleared from the eastern part of the site, and replaced by new dwellings, garages and parking.

18. No specific scheme of remediation would be considered necessary for the ground beneath proposed building footprints and hardstanding areas in the east of the site because the tested samples contained potential contaminant concentrations of less than the respective soil screening criteria for residential with home grown produce end use, residential without home grown produce end use and commercial usage.

19. The risk of the encountered ground contamination affecting the site users when present beneath permanent areas of buildings and hardstanding would be considered to be very low. This is because it would be highly unlikely that the general site users would normally be able to penetrate the floor slabs or paved areas, which would be necessary for them to uncover any contaminated soils beneath the site.

Remediation within eastern part of site – New garden areas

20. No specific scheme of remediation would be considered necessary for the new garden areas in the existing landscaped eastern part of the site. In the eastern part of the site the tested samples contained potential contaminant concentrations of less than the respective soil screening criteria for residential with home grown produce end use, residential without home grown produce end use and commercial usage.

21. New garden areas will be inspected prior to any final capping to ensure that unsuitable materials have not been inadvertently placed during the preceding stages of redevelopment works. If the soils at formation level are different to those encountered by the previous investigation, the advice of a specialist should be sought.

22. Imported 'clean' inert topsoil will be supported by verification certificates to provide proof of its suitability. Documentation relating to the source of clean inert topsoil should be presented to the Local Planning Authority for approval prior to infilling. Samples of any imported clean topsoil placed in the garden areas should be tested to verify that the soil is suitable for use.

23. The risk of the encountered ground contamination affecting the site users when present beneath garden areas would be considered to be very low.

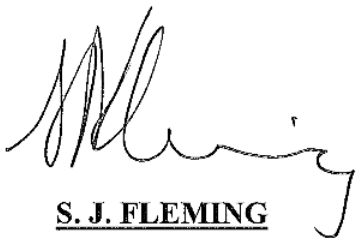
VALIDATION

The work will be fully documented and on completion a validation report prepared providing a full descriptive record of the process, quantities of material excavated, stored and removed and the materials imported and placed, together with chemical test results and photographs.

For and on Behalf of Ground Engineering Limited

Yours faithfully

S. Weatherley



S. WEATHERLEY

B.Eng.(Hons.), C.Geol., F.G.S.

Senior Geo-Environmental Engineer

S. J. FLEMING

M.Sc., M.C.S.M., C.Geol., F.G.S.

Director

Proposed Development Plan

Based on plan provided by client



Not To Scale

Project:	**Dave Cook Engineering Limited, Quadring Road, Donington, Lincolnshire**	**GROUND ENGINEERING LIMITED** Peterborough Tel : 01733 566566	**Project No. C14984**
Client:	**Dave Cook Engineering Limited**		