# Online Comment

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| **Application** | H06-1210-21 |
| **Location** | Rear of Station House Station Road Gedney PE12 0DD |
| **Proposal** | Storage compound & storage building & offices associated with existing B1 Use - retrospective |

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| **Name** | Sue Armour |
| **Address** | Environmental Protection Officer SHDC |
| **Date Submitted** | 17-05-22 |
| **For/Against** | Comments |

Due to the sites current commercial use, and past use as railway line, I request the following condition be applied to any permission granted:

Within 6 months of the date of this permission a scheme to deal with any contamination of land or pollution of controlled waters shall be submitted to and approved in writing by the Local Planning Authority (LPA) the measures approved in that scheme shall be implemented. The scheme shall include all of the following measures unless the LPA dispenses with any such requirement in writing.

i)A desk-top study carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk-top study shall establish a 'conceptual site model' and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/Quantitative Risk Assessment(or state if none required). Two full copies of the desk-top study and a non-technical summary shall be submitted to the LPA without delay upon completion.

ii)If identified as being required following the completion of the desk-top study,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. Two full copies of the site investigation and findings shall be forwarded to the LPA without delay upon completion.

iii)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.

iv)Two full copies of a full closure report shall be submitted to and approved in writing by the LPA within one calendar year of the date of this permission, unless otherwise agreed 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.