

Online Comment

Application H08-0570-18
Location Adjacent: 39 Lowgate Gosberton Spalding PE11 4NL
Proposal Phase 1 and 2 of ground investigation report (Condition 8 of H08-0990-15).

Name Noise and Contaminated Land
Address Environmental Health

Date Submitted 20-06-18
For/Against Comments

I have reviewed the Grange Geo letter dated 15/01/2018 'Validation Testing Report for land off Lowgate, Gosberton, Lincolnshire' along with comments made by the Environmental Protection Team dated 19/10/2016 in response to the 'Phase 1 Desk Study and Phase 2 Ground Investigation Report R/16008' also by Grange Geo.

The initial report identified that:

'Further testing of the Made Ground from trial pit TP3 above 1.7m should be undertaken to ensure the levels of metals, semi-metals and PAH are below levels for a residential with plants end use.

Leachate testing of the Made Ground, particularly where elevated levels have been found should be undertaken to assess the risk of migration of contaminants to surface waters to the east and south of the site.

Additional investigation and testing should be undertaken in the vicinity of the above ground fuel tank, below the existing buildings floor slab and in the area of burning once demolition activities are commenced.

Given the presence of deep Made Ground at the site, the installation of gas monitoring wells is recommended to monitored of ground gases to establish any risk to the development.'

Please note that the original desk study and ground investigation report has referred to a 'residential with plant update' receptor however the data sheets used to assess the chemical test data in Appendix E relate to a differing end use. Clarification / justification for this going forward will be required.

Also, the photo captions do not match the photos, as such it is difficult to interpret them - they refer to a basement and substation, neither of which appear to exist at this location.

The January 2018 letter presents the findings of the ground gas monitoring.

Generally low levels of ground gas were identified and I am in agreement that characteristic situation 1 applies in this instance.

However, the remainder of the proposed additional works have not been presented to date, and as such I am unable to recommend discharge of the contaminated land condition at the current time.