

Online Comment

Application H08-1256-21
Location Land off York Gardens Gosberton Spalding PE11 4HT
Proposal Proposed residential development of 92 - 1, 2, 3 and 4 bedroom dwellings with public open space, pedestrian link to Low Gate Medical Centre and access from York Gardens.

Name Sue Armour - Environmental Protection Officer
Address South Holland District Council Priory Road Spalding PE11 2XE

Date Submitted 13-12-22
For/Against Comments

I have reviewed the Geomtters Ltd Report 'GML21156/2/1 dated April 2022 Phase II Geo-Environmental Investigation' and am in general agreement with the findings.

I am concerned that the proposed remediation of 1msquare is both unpractical and ineffective - there is nothing in the site investigation report that would suggest that the petroleum hydrocarbons recorded would be limited to such a small area - there's no notable difference in the soil descriptions between TP08 and any other. I would like to see, in a remediation method statement, some further sampling to delineate any area of proposed remediation.

The report recommends that ground gas protection measures are required across the whole site, and suggests that a variety of foundation solutions will be required and that the foundation type will inform the ground gas protection measures required. Where the foundations extend beyond 5m depth the report recommends that a site specific ground gas risk assessment will be required.

I therefore recommend that the following conditions be applied to any permission granted:

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 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

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.

Condition three

i) Prior to the commencement of any development details of the ground gas protection measures to be installed shall be submitted to and approved in writing by the Local Planning Authority. This may include a site specific ground gas risk assessment if appropriate. This shall include the detailed proposal for decommissioning of any boreholes which may provide a gas migration pathway.

ii) Prior to the first occupation, a suitably detailed ground gas verification report shall be submitted and approved in writing by the Local Planning Authority.