

Online Comment

Application H11-0730-20
Location Pear Tree Farm St James Road Long Sutton PE12 9BA
Proposal New dwelling - approved under H11-0245-18. Modification of Condition 2 to allow amendments to previously approved plans

Name Jeanette Reith
Address Environmental Protection - South Holland District Council

Date Submitted 01-03-23
For/Against Comments

Further to the previous comments from the Environmental Protection Team I have reviewed the latest document to be submitted with this application, Verification Report by Ground Engineering C15075B dated August 2022. I have looked at this in conjunction with the Contamination Investigation Report C15075A dated September 2020 also by Ground Engineering.

I note that parts (i) and (ii) of Condition 9 of H11-0245-18 have already been met (application H11-1083-18) so I have therefore also revisited the previous Delta-Simons reports (Preliminary Report dated March 2018, Geo-Environmental Report dated September 2018 and Remediation Method Statement dated September 2018) as part of this review.

The Verification Report C15075B mainly focuses on the removal of an area of TPH contamination at location TP2 within the footprint of the building. It also refers to the earlier ground gas testing carried out by Delta-Simons in 2017 and states that the site falls into Characteristic Situation CS2 and that gas protection measures are required.

Unfortunately, the information provided still does not completely satisfy part (iii) of Condition 9 of H11-0245-18 as the ground gas protection measures have not been specified. The report also does not mention whether a vapour membrane is required, however, I note that soil was only removed to a depth of 1.25m at TP2, when the previous testing by Delta-Simons at this location (DS103) recorded hydrocarbons at 1.6m and hydrocarbon odour at 1.5-1.7m bgl. I therefore suggest that the building still requires protection from potential vapours.

No reference has been made to the gas protection measures required for the swimming pool area.

I request further clarification on the specification and design of the proposed ground gas/vapour protection measures including membrane type, jointing details and drawings which should be agreed prior to installation.

I would also like further clarification on the extent of the garden/landscape areas that will require a clean cover system (preferably on a site plan). I note that hydrocarbon odours were recorded in the dynamic sampler logs by Delta-Simons in locations DS101, DS104 and DS105.

Part (iii) of the condition should only be discharged once the above information has been provided.

To satisfy part (iv) of the condition we will require a Validation Report to evidence that the agreed remediation scheme has been carried out.

This should include, but not be limited to:

Asbestos survey.

Evidence of 'clean certification' for imported materials.

Waste transfer notes for materials removed from the site.

Evidence of depths of cover system for garden/landscaped areas.

Evidence of gas protection measures.

I recommend that you consult YALPAG guidance for further information.