

Online Comment

Application H14-0125-18
Location Land between 12-20 Six House Bank West Pinchbeck Spalding PE11 3QG
Proposal Proposed residential development of 9 units comprising 4 semi-detached and 5 detached with associated parking and garaging - Approved under H14-0076-17 - Removal of Condition 3 relating to contaminated land

Name Sue Armour
Address Environmental Protection Officer South Holland District Council

Date Submitted 29-11-18
For/Against Comments

I have reviewed the 'Phase 2: Site Investigation Report - Six House Bank, West Pinchbeck, Lincolnshire, PE11 3QG Report number YE5207 Dated November 2018' by Your Environment and make the following comments:

It is not possible recommend discharge of part ii of condition 3 of H14-0076-17 until the EA have commented. Parts iii & iv remain outstanding.

Controlled waters:

I have request that The Environment Agency are consulted with respect to controlled waters at this location. Whilst the area is designated as non-aquifer, levels of contamination in groundwater were above Drinking Water Standards and Environmental Quality Standards, and there is a surface water body immediately adjacent.

Human Health Exposure from Soil:

Regarding long term human health exposure, soil concentrations were well within acceptable limits for residential garden areas.

Water Pipes:

The report recommends that Anglia Water be consulted on their requirements for drinking water supply pipes. Please confirm that this has been done.

Ground Gas:

With reference to BS8485:2015 the site falls into CS2, where ground gas protection measures are necessary. 3.5 points (table 4) are required, with a combination of at least two of the following types of protection measures: the structural barrier of the floor slab, ventilation measures, and a gas resistant membrane.

The site falls in to CS2 due to the presence of carbon dioxide gas above 5%. Looking at the monitoring data, this is fairly consistently exceeded. Flows were negligible, and monitoring data was a steady or relatively high atmospheric pressure, although only three monitoring visits were undertaken.

It my understanding that the developer has proceeded with construction, and that the properties are nearly complete.

I strongly recommend that the developer immediately seeks the specialist advice of his environmental consultant and structural engineer regarding the current situation of the properties and if the existing design is suitable for use. Retrofit of ground gas protection measures can be extremely costly, and I would therefore also recommend that the developer instructs his consultant to undertake further rounds of ground gas monitoring as soon as possible, at worst case conditions, i.e. at low or rapidly falling atmospheric pressure.