Online Comment

Application	H14-0435-20
Location	Fern Villa 40 Knight Street Pinchbeck PE11 3RB
Proposal	Residential Development comprising 2 detached dwellings served by private road (revised scheme)

Name	Sue Armour
Address	Environmental Protection Officer SHDC PE11 2XE
Date Submitted	05-08-20
For/Against	Comments

I have reviewed the Humberside Materials Laboratory Limited reports 'Phase 1 Desktop Report For The Proposed Development on land adjacent to 40 Knight Street, Pinchbeck, Lincolnshire' September 2017 Report: 1059/4364/P and 'Site Investigation Report for the Proposed Development on land adjacent to 40 Knight St, Pinchbeck, Lincolnshire' November 2017 Report: 1059/4364/P and am in general agreement with the findings. The report recommends that remediation is required, and I look forward to receipt of the remediation method statement in due course.
I therefore recommend the following conditions be applied to any permission granted:
1) 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 comprise a written method statement detailing the remediation requirements for land contamination and/or pollution of controlled waters affecting the site and it 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.
2) Prior to the first occupation, two full copies of a full closure report shall be submitted to and approved 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.