

Online Comment

Application H14-0979-22
Location Land South of Green Lane/East of Bacons Lane Pinchbeck Spalding PE11 3XS
Proposal Details of phasing scheme, contamination scheme and construction management plan - (Conditions 3,4 and 6 of H14-0137-19)

Name Jeanette Reith
Address Environmental Protection - South Holland District Council

Date Submitted 01-02-23
For/Against Comments

Thank you for consulting me on this application. I have reviewed the Remediation Strategy Report by Grange Geo Reference R22022/R03 dated June 2022 and I would like to make the following comments:

Remediation Statement

The options appraisal within the remediation strategy does not cover some of the recommendations made in the Phase 1 Desk Study and Phase 2 Ground Investigation Report by Grange Geo dated 16 July 2019. It also does not justify why the following recommendations have not been included:

- Further ground water assessment (quality and direction of groundwater flow).
- Further ground gas monitoring.
- Ground Investigation in area of TP13.
- Removal of the plastic and timber within the fill material present at the site.

As further ground gas monitoring (or the justification for why it was not warranted) has not been covered in this report Part (i) of Condition 4 of H14-0137-19 has not been met.

The remediation strategy does not adequately show how the pollution linkages identified in the previous reports will be broken and thus the site made suitable for use. I was unable to find any information in the remediation strategy for the protection of construction workers on site.

Due to the above the submitted Remediation Strategy does not meet Part (ii) of Condition 4 of H14-0137-19 at this stage.

Other comments/further discussion:

The sampling results show an elevated Mercury sample in TP7. This was mentioned in the March 2019 Draft Phase 2 Ground Investigation Report but has not been further discussed. After revisiting the Phase 1 Desk Study and Phase 2 Ground Investigation Report I would recommend further investigation around the area of TP19 and WS11 due to the known made ground with an elevated lead sample in WS11 and potential asbestos in TP19.

The report states that the foundations will need to be piled. This activity could introduce a new contaminant pathway and therefore a piling risk assessment should be carried out.

As asbestos is suspected across the site, I recommend an asbestos management plan.

I understand that a Materials Management Plan will be provided to the Local Authority prior to commencement of works.

The validation sampling ratios provided in the report for both site-won and imported materials do not correspond with the criteria provided in the YALPAG guidance on verification of cover systems.

A specification for the geotextile membrane has not been provided.

Will a suitable qualified and competent person be on site to verify the remediation works?

What provision will be put in place to ensure that any future development (once the site is completed) is safe (extensions/ conservatories etc.)?

The Environment Agency requested a contamination condition for H14-0137-19 due to the risk of construction on controlled waters. It is therefore important that they review this report and all future information relating to the remediation of the site.

I would recommend that the applicant follows the guidance provided by YALPAG which can be found on our website under the Contaminated Land Planning Application Consultations section.