Online Comment

Application	H16-0521-23
Location	Land North of B1173 Barrier Bank and West of A16 Spalding (Lincs Gateway) Spalding
Proposal	Erection of buildings to comprise up to 70,000 square metres (Gross Internal Area) of Class B8 (storage or distribution) floorspace to include ancillary Class E(g) (office) floorspace and provision of associated infrastructure including utilising existing vehicular access from B1173. Outline with means of access to be considered.

Name	Environmental Protection Team
Address	South Holland District Council Council Offices Priory Road PE11 2XE
Date Submitted	23-08-23
For/Against	Comments

Having assessed the application and associated documents, the Environmental Protection Team ask that the following conditions be included in any permission granted:-

Noise:-
The developer will implement the recommendations from Section 10 of the Spectrum Acoustic Consultants Noise Impact Assessment Report ref. ARC7208/22426/V2, submitted with the application. These are:-
1. Install a 2m high close boarded timber fence on top of the existing bunding just inside the northwest site boundary
2. Upgrade the sound insulation of the west/north walls and roof of the nearest unit to NSR 1 to Rw 38 and 30 respectively.
3. Provide a noise attenuation package of a combination of acoustic screening/acoustic louvres/silencers/acoustic lagging for each of the large mechanical plant zones to reduce sound power level from LwA 100dB to 90 dB.
4. Provide an extensive arrangement of effective acoustic bunding and barriers.
Outline initial designs show these will be highly effective to the north and east in particular. These might comprise up to 8m total heights between the north facades of units close to the northern boundary of the site. Up to 5m high reducing to 3m on the north section of the eastern boundary (with the A16) and a barrier between the units on the west of the site at 6m in height increased from 5m. The detailed proposed scheme for this provision is to be submitted in writing to the Planning Authority for consideration and approval before works commence on site.

Contaminated Land:-
Condition 1 - 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 2 - accordance with Condition 1 above and remediation is required, 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: All work should be carried out in accordance with the procedural guidance of the Environmental Protection Act 1990 Part IIA.