

Online Comment

Application H16-0817-23
Location Land off Roman Bank Spalding Lincolnshire
Proposal Details of external materials, landscaping and tree planting, contamination of land or pollution of controlled waters, proposed boundary treatments, storage and disposal of refuse and recycling, Construction Management Plan and Method Statement, communal space and cycle racks (Conditions 5, 6, 7, 9, 10, 11, 12 and 13 of H16-0523-22)

Name Sue Armour
Address Environmental Protection Officer SHDC

Date Submitted 04-12-23
For/Against Comments

I have reviewed the Elemental GI Ltd report 'PHASE 1 GEO-ENVIRONMENTAL ASSESSMENT FOR SITE OFF ROMAN BANK, SPALDING' Project No: E22209 Ref No: E22209/1/0 Date: Jan.2023 and am in general agreement with the findings.

I therefore recommend discharge of part i of condition 7 of H16-0523-22.

I have reviewed the Elemental GI Ltd report 'PHASE 2 GEO-ENVIRONMENTAL INVESTIGATION FOR SITE OFF ROMAN BANK, SPALDING' Project No: E22209 Ref No: E22209/2/0 Date: Jan. 2023.

The report identified elevated levels of asbestos, metals and poly aromatic hydrocarbons in the made ground soils and recommends remediation to protect future site users.

The report identified an area of hydrocarbon contamination in the area of WS4. Only one soil sample was analysed and this did not identify elevated levels in this context, however the report noted that there was a noticeable hydrocarbon odour in the ground water in this location and in other locations. The potential pathway of vapour arising from groundwater impacting on the future residents has not been considered.

Three ground gas monitoring visits were undertaken which showed slightly elevated levels carbon dioxide. However, WS04 was not a monitoring location.

The report suggests that a solution to those two points above would be to install a hydrocarbon vapour membrane.

It would be my preference to see sampling of the groundwater and further ground gas monitoring to characterise the site further and demonstrate that the proposed remedial solution is appropriate in this instance, and to consider the potential for impact to controlled waters.

I feel these works could be considered as part of a remedial design phase, and therefore recommend discharge of part ii of condition 7 of H16-0523-22, with part iii and condition 8 remaining outstanding. Please pass my comments to the applicant and I look forward to receiving the remediation method statement in due course.