# Online Comment

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| **Application** | H16-0918-21 |
| **Location** | Lincs Gateway Phase 2 Land North of Barrier Bank Spalding PE12 6FY |
| **Proposal** | Phase 2 of the Lincs Gateway development, to include 4 office buildings and 24 small industrial units |

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| **Name** | Sue Armour |
| **Address** | Environmental Protection Officer SHDC |
| **Date Submitted** | 07-10-21 |
| **For/Against** | Comments |

I have reviewed the GeoDyne report 'Lincs Gateway Phase 2 Combined Phase I Desk Study and Phase II Exploratory Investigation For Ashwood Homes' project no. D41115 dated 20/08/2021 and am in general agreement with the findings. Remedial action is required at this location in order to achieve a safe development. I therefore recommend that the following conditions are added to any permission granted:
Condition one
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 include the following measures unless the LPA dispenses with any such requirement in writing.
A written method statement detailing the proposed ground gas protection measures to be installed
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 as necessary.
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 two
Prior to the first occupation of the development, two full copies of a verification report shall be submitted to and approved in writing by the LPA.
The report shall provide verification that the required ground gas protection measures have been installed 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: 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.