

Online Comment

Application H18-0005-22
Location Land Adj. Nightingale Way, Granville Terrace, Withington Street & Chestnut Terrace Sutton Bridge
Proposal Residential development of 129 dwellings (including 32 affordable units), site access and associated external works - re-submission of H18-0824-20

Name Sue Armour
Address Environmental Protection Officer SHDC

Date Submitted 07-02-22
For/Against Comments

I have reviewed the following reports: AGS Ground Solutions Limited 'A1813 Phase 1 Geo-Environmental Report Land adjacent to Chestnut Terrace, Sutton Bridge, Spalding, PE12 9SX' 24/09/2018 Revision 0 AGS Ground Solutions Limited 'A1816-2 Geo-Environmental Report Land Adj to Chestnut Terrace, Sutton Bridge, Lincolnshire' 04/10/18 Revision 0 Draft Factual - Awaiting completion of laboratory testing AGS Ground Solutions Limited 'A1886 Phase 1 Geo-Environmental Report Land adjacent to Nightingale Way, Sutton Bridge, Spalding, PE12 9SX' 23/04/2019 Revision 0 AGS Ground Solutions Limited 'A1886-2 Geo-Environmental Report Land Adj to Nightingale Way, Sutton Bridge, Lincolnshire.' 10/06/19 Revision 1 Interpretive Unfortunately, one of the reports is still in draft format and has not been updated to include the chemical test results. I therefore recommend that the following conditions be applied at this location:

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 all of the following measures unless the LPA dispenses with any such requirement in writing.

i) As identified as being required in the existing desk-top study report, an exploratory site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle, in order that any potential risks are adequately assessed taking into account the sites existing status and proposed end use. Two full copies of the site investigation and findings shall be forwarded to the LPA without delay upon completion.

ii) Thereafter, 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 two

If contamination and/or pollution of controlled waters has been identified as a result of investigation undertaken in accordance with Condition # 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: 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.