

Online Comment

Application H18-0631-17
Location Land rear: Sutton Bridge Post Office 158 Bridge Road Sutton Bridge PE12 9SF
Proposal Details submitted relating to Material Schedule, landscaping and Geoenvironmental Desk Study (Conditions 3, 4 and 8 of H18-0907-16)

Name Sue Armour
Address Environmental Protection Officer South Holland District Council

Date Submitted 02-05-18
For/Against Comments

We have examined the report submitted by Goldfinch Environmental Ltd 'Proposed Residential Development Land Off Gas House Lane Sutton bridge Lincolnshire Geoenvironmental Ground Investigation report - Phase 2' Ref 0460/2 submitted regarding condition 8 of the above planning permission.

It is not possible to recommend discharge of the condition at this time.

The existing site investigation has identified that some form of remedial action must be agreed prior to the commencement of any development at this location.

Prior to the formulation of a remediation strategy at this location we consider that further characterisation of the type and extent of the existing on site contamination by an appropriate sampling method is required. This should be undertaken in accordance with a site specific detailed quantitative risk assessment (DQRA) to determine remediate targets for the site. This will then allow for consideration of the remedial options at this location.

We understand that there may be a need to consider which remedial options may be available prior to undertaking a DQRA, however it is unlikely that an agreement to proceed with construction can be reached without one in this instance.

Given the nature of the organic contamination identified at this location, we also recommend that consideration be given to the need for ground gas monitoring before proceeding further. Whilst reviewing the report above, a second report was submitted 'Goldfinch Environmental Ltd Proposed Residential Development Land Off Gas House Lane Sutton bridge Lincolnshire Risk Assessment / Remediation Method Statement Ref 0460/3'. Comments are made below.

It is not possible to recommend discharge of the condition at this time.

The report outlines some of the remedial options that may be available at this location, but does not include the detail or conclusions required to form a remediation method statement.

The information in this report should allow the developer to undertake an options appraisal which will allow them to direct their detailed quantitative risk assessment at this location.

The report hints at raising site levels using a retaining wall and an engineered cover system, whilst this may be acceptable from a long term human health standpoint, further consideration of the vapour inhalation pathway is required before proceeding further.