

Stage One Environmental Desk Study of 87, Moulton Chapel Road

Moulton Chapel, Spalding, Lincolnshire PE12 0XD

Following comments by the Land Contamination Officer for South Holland District Council which were:

Application H22-0257-20

Location 87 Moulton Chapel Road Cowbit Spalding PE12 0XD

Proposal Details relating to contamination and surface and foul water (Conditions 8 and 11 of H22-1045-17)

Name Sue Armour

Address Environmental Protection Officer SHDC PE11 2XE

Date Submitted 07-04-20

For/Against Comments

I have reviewed the Stuart Guy Consulting 'Stage One Environmental Desk Study of 87 Moulton Chapel Road, Moulton Chapel, Spalding, Lincolnshire PE12 0XD' dated 5th March 2020 report number 20-02-02 and am unable to recommend discharge of condition 8 of H22-1045-17 at this time. Condition 9 also remains outstanding. The report does not include sufficient information to enable a conceptual site model to be produced at this location.

The site history, through historical mapping and local enquiries, has not been adequately researched.

The site walkover does not include an annotated plan, nor is there sufficient information as to where the photographs were taken.

Google street view clearly shows a significant above ground tank and possible boiler house, yet this is not mentioned nor this area of the site photographed.

The buildings on site have not been clearly identified nor their historical / original use detailed. It is not clear if access in to the buildings was obtained. The buildings look potentially agricultural in origin, although anecdotal evidence suggests past use as engineering works, servicing and repairing pumps.

I therefore consider that further information is required in order to adequately inform a conceptual model and to identify potential contaminant-pathway-receptor linkages.

The aerial photo with locations and directions of photographs are shown in figure 1. An extensive search on Google and Bing did not identify any past history that could be useful. The OS maps of the area had only one large scale map that had any detail, that being 1:2,500 and dated 1975. It showed what was possibly a farmyard, but the buildings are not the same or in the same place. The other maps were all 1:10,000 and did not show anything. These were examined, but as there was no relevant information, this was not noted.

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Report number 20-02-02 Addendum

Date 28th April 2020

A search of the internet did not give any information on the site, except in relation to SNG Electrical. The Google street level photos dated 2009 shows what may be a builders yard, but the sign is blurred, so the name cannot be read. The Desk Study did reference building materials.

Darren Smith, one of the site owners, sent the following e-mail on 22nd April giving some information about the history of the site and has attached photos of the tank and so-called boiler house identified by Sue Armour.

Hi Stuart

I hope you are well.

I can confirm the following information.

SNG Electrical have owned the premises since 2014 and is used for storage and offices
Coleman Builder owned between approx. 2004 and 2014 and was used for material storage and offices

Prior to this the premises were owned by a flower wholesaler, who stored and packed flowers for shops / supermarkets, etc

The unit referred to as a potential boiler house contains a refrigeration compressor as per the attached photo

The blue tank is understood to be a water container from what we can ascertain.

There are no visible signs of fuel of any sort. Please see attached photo.

Kind Regards

Darren

Darren Smith

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I did look at the street level photos on Google and there was a tank on the western side of the main building, but as it appeared to be a water tank (UN identification of water tank/pipe is to colour it blue and liquid hydrocarbons are coloured black). Please see a Google street level photograph of the front of the site showing the tank and the so-called boiler house. I looked at the small building next to the tank but it was too small to house a boiler and the vertical pipe or strut was not high enough to act as an efficient flue. The photos of the site of the blue tank and the refrigeration unit are at the end of this report. Then the site visit found the refrigeration unit, but as it was not relevant, I did not record it. I looked into the buildings, but found boxes with electrical components and mounting boxes, but again nothing to note.

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Therefore, the conclusion in report 20-02-02 dated 5th March 2020 has not changed.

Stuart Guy, BSc, PhD, C Chem, MRSC, C Eng, MIMMM

Figure 1 Location and direction of photos by photo number



Figure 2 Google street level photograph of western side of building in 2009



Photo 11 Site of blue tank looking toward the small extension



Photo 12 Site of blue tank looking towards the front



Photo 13 Small extension adjacent to water tank



Photo 14 Refrigeration unit in small extension

