

Online Comment

Application H22-1249-21
Location Land North West of High Road Weston Spalding
Proposal Residential development for the erection of 150 dwellings and associated open space and infrastructure - re-submission of H22-1135-20

Name Sue Armour
Address Environmental Protection Officer SHDC

Date Submitted 19-01-22
For/Against Comments

I have reviewed the following documents and am in general agreement with the findings:
Phase 1 Desk Study (prepared by RSK Environment Limited 252234-02 (00), dated 20th November 2019)

Phase 2 Geo-environmental and Geotechnical Site Investigation 252234-02 (02) (prepared by RSK Environment Limited, dated May 2020)

Ecotech Engineers Ltd drawing 'CS2 Gas Precaution Details' E21136/100 Rev P2 dated 6/7/21

It is proposed to install ground gas protection measures to CS2 as per BS8485:2015 and this is acceptable. Basic detail on the proposed gas protection measures has been supplied, however the proposed scope of validation needs to be agreed in advance as part of the remedial strategy. Guidance on validation of ground gas protection measures can be found in the British Standard, as well as in the YALPAG Guidance 'Technical Guidance on the Verification of Gas Protection Systems' which can be downloaded from

<https://www.sholland.gov.uk/article/11653/Planning-application-consultations>

Should the applicant wish for a phased release of condition 2 above, they could make reference to this in the validation proposal submitted as part of condition 1.

I therefore recommend the following conditions be applied:

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 remediation method statement comprising details of ground gas protection measures to be installed shall be submitted to and approved in writing by the Local Planning Authority.

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

Prior to the first occupation of the development two full copies of a suitably detailed ground gas verification report shall be submitted to and approved in writing by the LPA. 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.

Given that ground gas protection measures are required at this location, I request removal of permitted development rights, so that that future extensions and conservatories can be afforded the same degree of protection, or that the developer proposes an alternative method of ensuring this occurs.