



MEMORANDUM

From: Toni Slater Public Protection
Service Manager

To: David Williams Planning
Control Manager

Our Ref:

Your Ref: P/2016/1011

Date: 24-11-2016

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2016/1011, Packsaddle Bank

APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS IMPOSED UNDER PLANNING PERMISSION CODE NO P/2016/0198 CONDITION 4 - FULL DETAILS OF A HARD AND SOFT LANDSCAPING SCHEME CONDITION 5 - SUBMISSION OF AN APPROPRIATE DUST MANAGEMENT SCHEME CONDITION 6 - SUBMISSION OF SCHEME TO DEAL WITH POTENTIAL CONTAMINATION CONDITION 7 - SUBMISSION OF VERIFICATION REPORT CONDITION 11 - SUBMISSION OF SCHEME SHOWING THE DETAILED LAYOUT AND DESIGN OF A GHOST ISLAND JUNCTION CONDITION 12 SUBMISSION OF A CONSTRUCTION TRAFFIC MANAGEMENT PLAN CONDITION 28 - SUBMISSION OF A DEMOLITION AND CONSTRUCTION PHASE POLLUTION PREVENTION METHODOLOGY

Environmental Protection

The proposed DMS is acceptable.

Contaminated Land

ZP01B - Contaminated Land - Phased Investigation

Having reviewed the GroundSolve Geo-environmental Report dated October 2016 I have the following comments:

1. It is stated that the conditions were requested due to a possible tank being on site, however our records indicate that it is due to historical usage of the site (a depot) and infilling of reservoirs. I have previously provided comments on the Preliminary Risk Assessment that was undertaken earlier this year, the outstanding matters arising from that work was with regard to the gas risks remaining insufficiently quantified.
2. Section 9.6 recommends further testing of the soil to establish whether significant lead contamination is

present, consideration of applying the relevant statistical analysis to the results obtained to date may be of benefit as it is noted that only one of the four samples is close the assessment criteria.

3. As commented previously, the gas risk assessment undertaken does not prove the full depth of made ground in the backfilled area and whilst it appears to be largely non-gas generating ground conditions the area is fully characterised and there is silt present. For this reason, along with the lack of gas monitoring data, and uncertain nature of the infilling which has taken place off site on adjacent land, I consider a precautionary approach to the gas risk should be taken and therefore Characteristic Situation 2 would be the minimum gas protection required.

At this stage I would not recommend that Condition 18 is discharged, the above matters need to be addressed and a Remediation Strategy submitted for approval.

.....

Head of Planning and Environment