

From: Shaun Poole (NELC) <Shaun.Poole@Nelincs.gov.uk>
Sent: 02 September 2022 10:08
To: Richard Limmer (EQUANS) <Richard.Limmer@nelincs.gov.uk>
Subject: Response to Planning App: DM/0872/20/FUL Cloverdale Butt Lane Laceby

The Environmental Protection Team has the following observations, which I feel, should be brought to the attention of the Planning Committee/Delegated Officer when they consider the application.

Land Quality

Observations

We have completed our review of the submitted information in relation ground contamination and acknowledge that no significant issues have been found which can't be mitigated through development and good remedial design.

Although the developer has agreed as part of a precautionary approach and in the absence of any elevated readings found to date, to install gas protection measures in all units we would like to see the ground gas survey, in terms of the number of monitoring visits, be completed as per technical guidance should planning approval be given. As such condition LC22 below has been recommended.

The submitted ground investigation report reference 0168/5235/P/P2 acknowledges that remediation will be required and under section 9.3.4 remediation options, suggests a barrier solution. In considering this, a detailed explanation of the exact works to be undertaken must be given along with the full method of the processes to be used. This should include site plans and drawings to indicate the areas to be remediated. Details of the depths and volumes of the material involved, source of any imported material, and methods of mitigating dust generation during any earth works.

Mitigation measures which have to be incorporated within the development itself to protect future users from any potential contamination e.g., the gas protection system, cover system and whether specific types of drinking water pipes will be required, should be clearly detailed in the remediation strategy. Following remediation, it is standard practice to provide a report to demonstrate that the remedial objects set out, have been achieved. This forms the verification report.

In considering the above we have recommended the inclusion of the following, largely standard conditions, upon approval.

Land Quality Conditions

LC 21 Contaminated Land Condition

Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions LC22 to LC25 have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition LC25 has been complied with in relation to that contamination.

LC 22 Site Characterisation

An investigation and risk assessment, in addition to the assessment and findings of the Phase 2 (ground investigation) report reference 0168/5235/P/P2 in relation to further ground gas monitoring and any required further boreholes, must be completed in accordance with a scheme to finalise the assessment of the nature and extent of contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority.

LC 23 Submission of Remediation Scheme

A detailed remediation scheme based upon the findings of the Phase 2 (ground investigation) report reference 0168/5235/P/P2 and supplementary investigatory works required by condition LC22, must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

LC 24 Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

LC 25 Reporting of Unexpected Contamination

Condition

If during redevelopment contamination not previously considered is identified, then the Local Planning Authority shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing with the Local Planning Authority. All remediation shall be carried out in accordance with the details approved and a verification report shall be submitted and approved in accordance with timings agreed under the approved method statement,

Reason:

To ensure that any previously unconsidered contamination is dealt with appropriately and to accord with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

Other Observations and Recommended Conditions

When considering foundation design, should a piled solution be required, given the sensitivity of the locality, a non-impact solution is required.

Piling/Ground Improvement Condition

Prior to the commencement of construction works on site detailed specifications of the type of piling/ground improvement/foundations to be used to support the buildings/structures shall be submitted to the LPA for approval. Included shall be a scheme to mitigate the effects of the design with particular regard to noise and vibration to the surrounding premises and pollution to the underlying chalk aquifer. The foundations shall be carried out/constructed in accordance with the approved details unless variations are approved in writing by the LPA.

Reason: To protect the amenities of nearby residents and to ensure the integrity of the underlying aquifer is not compromised.

Hours of Construction/Demolition Condition

No demolition or construction work shall be carried out on or before 08:00 or after 18:00 Mondays to Fridays inclusive, before 08:00 or after 13:00 on Saturdays and at any time on Sundays or Bank Holidays.

Reason: To protect the amenities of nearby residents

Construction Management Plan

No development shall take place until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP shall include details of the control measures that will be employed to control the impact of noise, vibration and dust during the construction phase (inclusive of operating hours). The approved CMP and control measures it contains shall be implemented throughout the construction phase. The noise assessment must comply with the requirements of British Standard 5228 unless otherwise approved. No burning of demolition/construction waste material shall take place on site. The measures shall be applied as agreed.

Reason: In the interests of public health and to protect the amenities of nearby residents

Shaun Poole, Senior Environmental Protection Officer

Regulation and Enforcement Services

North East Lincolnshire Council, Doughty Road, Grimsby, DN32 0LL

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Our Council Plan pledges to work with partners to invest in our people and our place.

Item 1 – DM/0872/20/FUL – Cloverdale

Update from the Environmental Health Officer:

Land Quality

Observations

We have completed our review of the submitted information in relation ground contamination and acknowledge that no significant issues have been found which can't be mitigated through development and good remedial design.

Although the developer has agreed as part of a precautionary approach and in the absence of any elevated readings found to date, to install gas protection measures in all units we would like to see the ground gas survey, in terms of the number of monitoring visits, be completed as per technical guidance should planning approval be given. As such condition LC22 below has been recommended.

The submitted ground investigation report reference 0168/5235/P/P2 acknowledges that remediation will be required and under section 9.3.4 remediation options, suggests a barrier solution. In considering this, a detailed explanation of the exact works to be undertaken must be given along with the full method of the processes to be used. This should include site plans and drawings to indicate the areas to be remediated. Details of the depths and volumes of the material involved, source of any imported material, and methods of mitigating dust generation during any earth works.

Mitigation measures which have to be incorporated within the development itself to protect future users from any potential contamination e.g., the gas protection system, cover system and whether specific types of drinking water pipes will be required, should be clearly detailed in the remediation strategy. Following remediation, it is standard practice to provide a report to demonstrate that the remedial objects set out, have been achieved. This forms the verification report.

In considering the above we have recommended the inclusion of the following, largely standard conditions, upon approval.

Land Quality Conditions amendments

Condition 12 - Contaminated Land Condition

Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions 13 to 16 have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition 16 has been complied with in relation to that contamination.

Condition 13 - Site Characterisation

An investigation and risk assessment, in addition to the assessment and findings of the Phase 2 (ground investigation) report reference 0168/5235/P/P2 in relation to further ground gas monitoring and any required further boreholes, must be completed in accordance with a scheme to finalise the

assessment of the nature and extent of contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority.

Condition 14 - Submission of Remediation Scheme

A detailed remediation scheme based upon the findings of the Phase 2 (ground investigation) report reference 0168/5235/P/P2 and supplementary investigatory works required by condition LC22, must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Condition 15 - Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Condition 16 - Reporting of Unexpected Contamination

If during redevelopment contamination not previously considered is identified, then the Local Planning Authority shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing with the Local Planning Authority. All remediation shall be carried out in accordance with the details approved and a verification report shall be submitted and approved in accordance with timings agreed under the approved method statement,

Reason:

To ensure that any previously unconsidered contamination is dealt with appropriately and to accord with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

Other Observations and Recommended Conditions

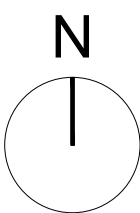
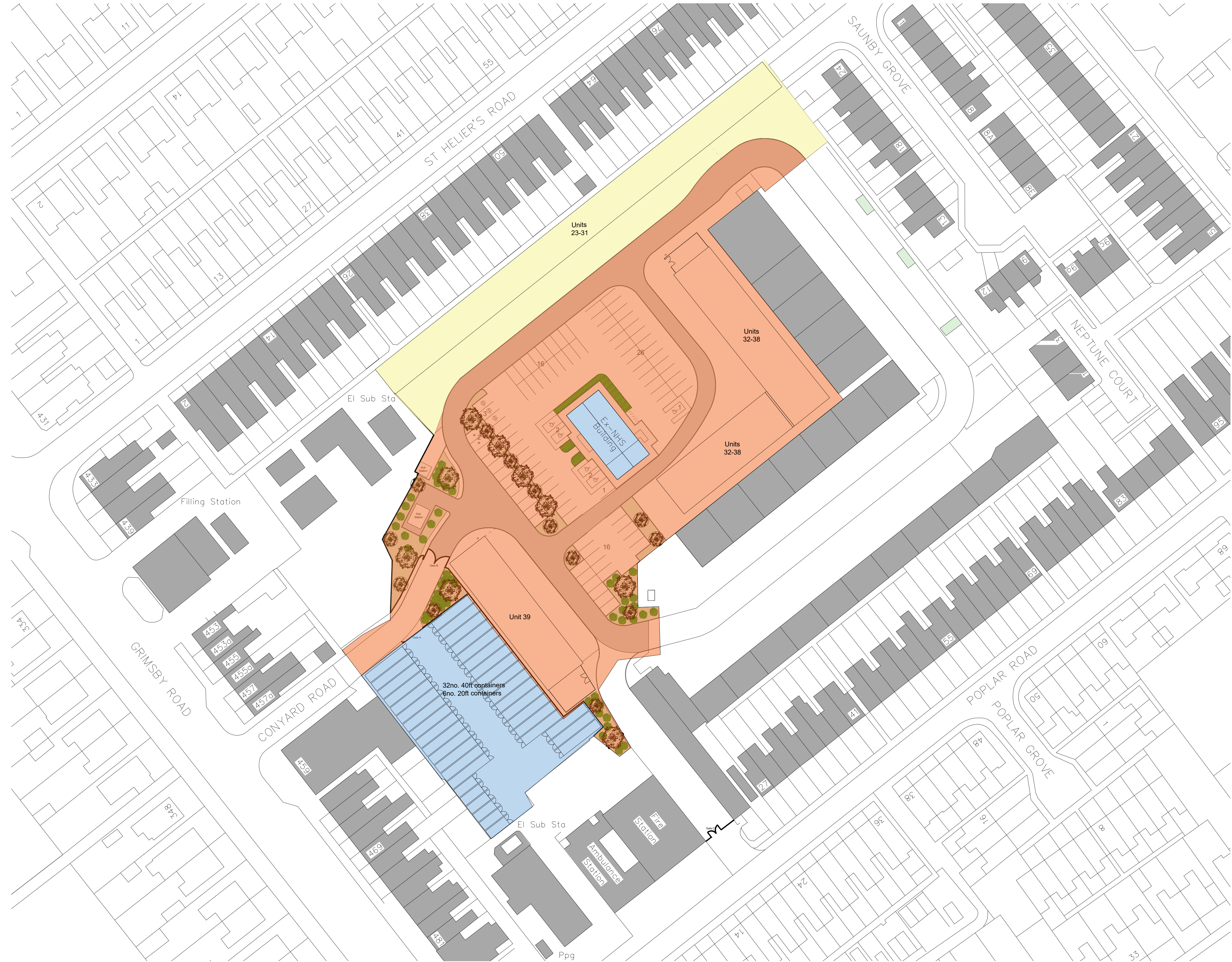
When considering foundation design, should a piled solution be required, given the sensitivity of the locality, a non-impact solution is required.

Condition 11 - Piling/Ground Improvement Condition

Prior to the commencement of construction works on site detailed specifications of the type of piling/ground improvement/foundations to be used to support the buildings/structures shall be submitted to the LPA for approval. Included shall be a scheme to mitigate the effects of the design with particular regard to noise and vibration to the surrounding premises and pollution to the

underlying chalk aquifer. The foundations shall be carried out/constructed in accordance with the approved details unless variations are approved in writing by the LPA.

Reason: To protect the amenities of nearby residents and to ensure the integrity of the underlying aquifer is not compromised.



NOTES

ALL NECESSARY DIMENSIONS SHALL BE CHECKED ON SITE BEFORE ANY WORK IS PUT IN HAND. DO NOT SCALE.

- Key
- Phase 1
 - Phase 2
 - Phase 3

REVISIONS

Letter	Amendment	Drawn	Date



Working in partnership
TECHNICAL DESIGN TEAM
New Oxford House, George Street, Grimsby, North East
Lincolnshire, DN31 1HB
Tel: 01472 313131

CLIENT NELC		
PROJECT Poplar Road Business Units		
TITLE Proposed Completed Site All Phases (For Reference Only)		
DRAWN JD	CHECKED EZ	APPROVED
DATE July 2022	ORIGINAL SIZE A1 (594 x 841)	SCALE 1 - 500
FILE REF TD052-20	DRAWING No. A007	REVISION NO -

Item 3 – Amended Condition

22. Condition

None of the units within a particular phase (shown on drawing no. A007) shall be brought into use until the access, parking and turning areas serving that phase has been complete and is available for use. Once installed they shall be retained as such thereafter.

Reason

To ensure safe access and in the interests of highway safety and amenity and in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).