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Baxter, Jackie

From: Martin, Samantha
 Sent: 21 May 2007 11:27
 To: PT - Internet Generated Emails
 Cc: Poole, Shaun
 Subject: DC/1224/06/HEN

ENVIRONMENTAL HEALTH DIRECTORATE
DATE RECEIVED
22 MAY 2007
TIME AND REPLY DATE
ACTION

Our ref: SM Date 21 May 2007

From: Samantha Martin, Origin One, One Origin Way, Europarc Phone: 4720
 Fax: 4785

To: Terry Thurogood, Development Control – Your Ref:
 Civic Offices, Cleethorpes

Subject: **Town and Country Planning Act 1990**
Proposal: Birds Eye, Ladysmith Road, Grimsby
Planning Application No: DC/1224/06/HEN

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

Suggested Conditions.

Hours of Construction 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

Demolition Condition

Prior to the commencement of demolition works a method statement outlining:

- The method of demolition;
- Measures to identify and remove asbestos if present;
- Measures to prevent nuisance from dust and noise to the site operatives and the surrounding occupiers;

shall be submitted in writing to the local authority for approval. Once approved the scheme shall be implemented and retained.

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

Contaminated Land Condition

CL1. The development hereby permitted shall not be commenced until details of a comprehensive contaminated land investigation has been submitted to and approved by the Local Planning Authority (LPA) and until the scope of works approved therein have been implemented. The assessment shall include all of the following measures unless the LPA dispenses with any such requirements in writing:

- a) A Phase I desk study carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk study shall establish a 'conceptual model' of the site and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/ Quantitative Risk Assessment (or state if none required). Two full copies of the desk study and a non-technical summary shall be submitted to the LPA without delay upon completion.
- b) A site investigation shall be carried out to fully and effectively characterise the nature

and extent of any land contamination and/or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle and takes into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the LPA.

Reason: To ensure potential risks arising from previous site uses have been fully assessed

CL2. Where the risk assessment identifies any unacceptable risk or risks, a detailed remediation strategy to deal with land contamination and/or pollution of controlled waters affecting the site shall be submitted and approved by the LPA. No works, other than investigative works, shall be carried out on the site prior to receipt of written approval of the remediation strategy by the LPA.

Reason: To ensure the proposed remediation plan is appropriate.

CL3. Remediation of the site shall be carried out in accordance with the approved remediation strategy. No deviation shall be made from this scheme without the express written agreement of the LPA.

Reason: To ensure site remediation is carried out to the agreed protocol.

CL4. On completion of remediation, two copies of a closure report shall be submitted to the LPA. The report shall provide validation and certification 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.

Reason: To provide verification that the required remediation has been carried out to the required standards.

CL5: If, during development, 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 suspect contamination has been submitted to and agreed in writing with the LPA.

Reason: To ensure all contamination within the site is dealt with.

Informative:

The Contaminated Land phased risk assessment should be carried out in accordance with the procedural guidance of the Environmental Protection Act 1990 Part IIA. The applicant's attention is drawn to the document entitled 'Model Procedures for the Management of Contaminated Land – Contaminated Land Report 11' which is available from the Environment Agencies Website.

Piling/Ground Improvement Condition

Prior to the commencement of development on the 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 piling/ground improvement with particular regard to noise and vibration to the surrounding properties 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.

Dust Suppression (during construction)

A method statement including details of dust suppression techniques to be employed during the course of construction are to be submitted and agreed with the LPA prior to commencement of development.

Reason: To ensure that dust emissions arising from the development are within acceptable levels, and in the interests of amenity.

Noise Reduction Methods (during construction)

A method statement including details of noise reduction measures to be employed during the course of construction are to be submitted and agreed with the LPA prior to commencement of development.

Reason: To ensure that noise levels arising from the development are within acceptable levels, and in the interests of amenity.

If you have any queries, please do not hesitate to contact me.

Samantha Martin
Technical Officer