


I N T E R	<h1>MEMO</h1>	 NORTH LINCOLNSHIRE COUNCIL
O F F I C E		

To: Scott Jackson, Development Control

From: Robert Vickers, Environmental Protection Team

Your Ref: PA/2008/1338

Subject: Planning Permission to amend size of MOT station and replace garage with workshop

Location: Keadby Bridge Filling Station, Station Road, Gunness

Date: 21 November 2008

Thank you for your consultation on the above application.

Contaminated Land

This site has previously been used as a petrol filling station; in view of this I recommend the inclusion of the following conditions, should the application be granted:

CC1. *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-top study) carried out to identify and evaluate all potential sources of contamination and the impacts on land and controlled waters, relevant to the site. The desk-top study shall establish a 'conceptual site model' 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-top study and a non-technical summary shall be submitted to the LPA without delay upon completion.*

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- b) *A site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination, ground gases and pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle, in order that any potential risks are adequately assessed taking 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 without delay upon completion.*

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

- CC2. *Where the risk assessment identifies any unacceptable risk or risks, a detailed remediation strategy to deal with land contamination, ground gases and 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.*

- CC3. *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.*

- CC4. *On completion of remediation, two copies of a closure report shall be submitted to and approved 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.*

Reason: *To provide verification that the required remediation has been carried out to the authority's satisfaction.*

CC5: *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 suspect contamination has been submitted to and agreed in writing with the LPA.*

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

The applicant should be strongly advised to contact the Environmental Protection Team for advice on how to comply with this requirement. The applicant would also be advised to submit a desk-top study for approval and advice before proceeding with any further work that may prove unnecessary.

Noise

Due to the nature of the operations at this site, I also recommend that a condition is included restricting the use of the site for vehicle servicing, repairs and MOTs to 7.30am-6pm Monday to Saturday and not at all on Sundays or Bank Holidays.

Robert Vickers
Technical Officer