


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

To: Graeme Moore, Development Control

From: Karen Robinson, Technical Officer, Environmental Protection Team

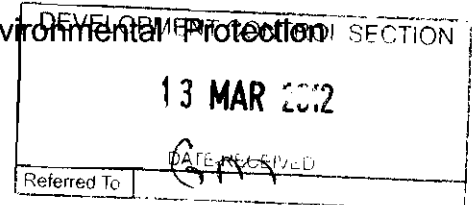
Your Ref: PA/2012/0253

Our Ref: SRU 156459

Subject: PP to retain barn stables, stores and garage etc as built with non residential use of first floor for veterinary and staff facilities

Location: Poplars Farmhouse, Jaques Bank, Medge Hall, Crowle, DN17 4BW

Date: 13th March 2012



Thank you for your consultation with regard to the above application. My comments are as follows:

This development forms part of a working farm and is on the site of former underground petroleum storage tank. The tank and associated lines and pump are known to have been used to store petrol and more latterly red diesel. It is this departments understanding that the development has already been built.

Discussions held with the applicant have identified that the storage tank, pump and lines have been removed however it is likely that residual contamination from the storage and use of the petroleum and diesel products will remain in place. In such circumstances it is possible that contamination may give rise to vapour intrusion within buildings or may permeate plastic drinking water supply pipes.

I note the Design and Access statement refers to temporary residential use of the First Floor accommodation for temporary translocation of the residential use of Poplar Farm House. Provided the ground floor area is not to be used for residential purposes this department would be able to accept that chronic health issues associated with vapour intrusion is unlikely to exist. However should residential use be allowed, this department would require sampling and analysis of the ground around the former tank and pump to take place in

order that risks to human health can be adequately assessed taking into account the residential end use of the site.

The applicant has provided a plan of the water mains supply, which shows that the mains water enters the building at approximately 17m from the former petroleum underground storage tank. **The applicant has advised that standard non protective water pipes have been installed. There is therefore a potential risk that residual hydrocarbon contamination on the site might permeate the plastic drinking water supply pipes which will be used by staff as a potable drinking water supply. The laying of unprotected pipes through contaminated ground is not permitted by the water regulators.**

Therefore should planning permission be granted I would recommend the inclusion of the consent conditions detailed below. If the planning officer is mindful not to place these conditions on the decision notice, then this department would suggest that the full suite of contaminated land conditions are included.

- 1. The buildings hereby permitted shall not be used for temporary or permanent residential use.**
- 2. Prior to commencement of the use hereby permitted, written confirmation shall be provided to the local planning authority from the relevant water authority confirming that they are aware of the sites previous use of underground petroleum storage and that the mains water supply pipes to this premise comply with the current regulations with regard to the laying of pipes in contaminated ground.**