

Fw: DICO 2016/1297 20a Brewery Road Crowle Remediation

Tanya Coggon

Sun 02/09/2018 09:23

To: Planning <Planning@northlincs.gov.uk>;

Cc: Matthew Rogerson <Matthew.Rogerson@northlincs.gov.uk>;

Planning scan into disco please.

Matt can you comment please.

Tanya Coggon
Senior Planner
(01724) 297486 (Mon-Wed)

Planning and Regeneration
North Lincolnshire Council
Civic Centre
Ashby Road
SCUNTHORPE
DN16 1AB

Please let us know what you think about the customer service you received during your enquiry by completing our customer satisfaction survey on our Consultations Page on the council web site: <http://ow.ly/4mNWDJ>

From: Gareth Pickles <gareth@gdpickles.co.uk>
Sent: 31 August 2018 10:53
To: Matthew Rogerson; Tanya Coggon
Cc: 'Jay Fox'; linda brears
Subject: RE: DICO 2016/1297 20a Brewery Road Crowle Remediation

Good morning Matthew, thank you for your additional comments.

We were surprised to see a formal internal advisory note to planning as the information supplied by us was not a formal submission.

When we first spoke about this site we acknowledged the information previously received by your department lacked a RMS and that GDP had been brought in at this late stage by the developer to take things forward pragmatically and in accordance with good practice. I called to discuss the site with you and advise we would maintain dialogue with your department in a collaborative fashion in accordance with good practice. When we discussed the site I specifically asked whether a remediation method statement was now required prior to undertaking anything further or, given the advanced state of the development and small nature of remediation works, we could agree necessary work via ongoing dialogue and then submit a comprehensive completion statement describing the work undertaken and providing the necessary validation data to satisfy the planning condition. You advised you were satisfied with this approach. To maintain our dialogue I then updated you that the remediation undertaken by the developer was inadequate and further work was required. On your request we supplied the lab results from the testing undertaken – these were supplied for information only as part of our ongoing dialogue and do not represent any element of a site characterisation or remediation validation submission.

I note in your formal advisory to your colleagues in planning you now require submission of proposed validation sampling. This is a step backwards from our previous agreement.

As we have discussed on the telephone our approach to this project is to help a self-builder through the process to ensure appropriate remediation is undertaken to the satisfaction of your department but in a way that is proportional to the level of risk. We are also mindful we wish to minimise the commercial burden in the context of the development of a single dwelling. Our previous proposal to undertaking dig out well into natural ground and place topsoil in one day would require a single additional visit from ourselves and minimise our fees. Having high certainty that the natural ground is free from PAH and the competence of the consultants overseeing the work this approach seemed reasonable. Practically leaving an excavation open in underlying clay whilst we wait for additional and unnecessary test results will risk the formation of an unwanted pond feature on the Site should it rain. Nevertheless we note your objection to this approach and will undertake the additional sampling.

However, for certainty, before we go further can you first confirm your department is satisfied with the Phase 1 and Phase 2 investigations undertaken by the previous contaminated land consultant and you are in agreement that the area affected is associated with road planings in the approximate area as shown on our plan submitted with the failed validation test results? Can you also confirm that only proposed garden areas which were previously covered in road planings require remediation – this is in line with recommendations in the Humberstone Labs Phase 2 and stated in our previous e-mail correspondence.

Can you confirm that you do not require a formal remediation method statement and that a combined statement of work undertaken and validation will be acceptable as previously agreed.

Assuming we can progress as previously agreed, we propose to oversee the excavation of remaining made ground into natural soils in the specified garden area only.

In terms of validation sampling methodology – upon removal of the made ground (in proposed garden areas previously covered in the road planings) we propose to collect three validation samples of natural mudstone. Samples will be placed in clean amber glass jars and send them to a MCERTS UKAS laboratory for speciated PAH analysis (as the previous samples). As previously agreed only the contaminant of concern PAH will be tested and other determinands will not be analysed – please confirm. We consider three samples adequate for a data set given the small area of concern.

The proposed topsoil is sourced from a greenfield site. As advised on the telephone the developer is a farmer and has recently constructed a Dutch barn in the village. Topsoil from was scraped from that platform and, as a valuable resource, was retained for use in low spots on land and is proposed for the garden in the development. The topsoil has been sampled in accordance with the YALPAG guidance, specifically the determinands and frequency specified on Page 10, Appendix 1A. A review of on-line historical mapping confirms the source of the soils has never previously been developed.

As discussed, the developer is keen to progress matters in a timely fashion in order to complete landscaping before wet weather of autumn. I think it important that we now confirm the agreed approach in writing such that we have certainty that additional requirements will not be required at a later date.

I look forward to hearing from you.

Kind regards

Gareth Pickles
Director
M: 07768 058 151
W: gdpickles.co.uk



Brownfield Consulting & Development

GD Pickles Ltd, registered in the UK: 09387115
Biltons Farm, South Scarle Lane
Swinderby, Lincoln, LN6 9JA

From: Matthew Rogerson [mailto:Matthew.Rogerson@northlincs.gov.uk]
Sent: Friday, August 31, 2018 8:42 AM
To: Tanya Coggon
Cc: Gareth Pickles
Subject: DICO 2016/1297 20a Brewery Road Crowle Remediation

Good Morning Tanya,

I received some further information in regards to discharging the condition on this one.
Please find attached this departments response and the information.

Regards,

Matthew Rogerson
Technical Officer
Environmental Health (Commercial)
Waste and Public Protection
Operations Directorate
North Lincolnshire Council
01724 297620



North Lincolnshire is a great place to live and work; if you want to foster, adopt or become a social worker we would love to hear from you.
Contact - fostering@northlincs.gov.uk | 01724 297024

This e-mail expresses the opinion of the author and is not necessarily the view of the Council. Please be aware that anything included
Please think before you print- North Lincolnshire Council greening the workplace.

Fw: DICO 2016/1297 20a Brewery Road Crowle Remediation

Planning

Mon 17/09/2018 12:23

To: June Cox <June.Cox@northlincs.gov.uk>;

Development Management
North Lincolnshire Council
Civic Centre
Ashby Road
SCUNTHORPE
DN16 1AB
01724 297000

Please let us know what you think about the customer service you received during your enquiry by completing our customer satisfaction survey on our Consultations Page on the council web site: <http://ow.ly/4mNWDJ>

From: Tanya Coggon
Sent: 06 September 2018 14:37
To: Planning
Subject: Fw: DICO 2016/1297 20a Brewery Road Crowle Remediation

June

please scan to the disco please.

Tanya Coggon
Senior Planner
(01724) 297486 (Mon-Wed)

Planning and Regeneration
North Lincolnshire Council
Civic Centre
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From: Gareth Pickles <gareth@gdpickles.co.uk>
Sent: 06 September 2018 14:33
To: Liz Hamer
Cc: Tanya Coggon; [REDACTED] jay@gdpickles.co.uk
Subject: RE: DICO 2016/1297 20a Brewery Road Crowle Remediation

Hello Liz,

Thank you for your feedback. We were instructed on the project in August and my initial conversation with Matthew on the project was around 6th I think. It was during this first conversation we discussed current circumstances and agreed an RMS was unnecessary given the advanced state of the development and that we could provide a combined RMS and validation report as one document. Nevertheless we note and accept the content of your department's subsequent memo on 30th August and within your comments below confirming a separate RMS is now required.

I have spoken with Adrian Brears who has instructed us to assemble the necessary documentation. We will prepare the RMS on the assumption the site characterisation reports by Humberside Laboratories have been accepted by the Council and submit to yourself and Tanya in due course.

Kind regards

Gareth Pickles
Director
M: 07768 058 151
W: gdpickles.co.uk



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GD Pickles Ltd, registered in the UK: 09387115
Biltons Farm, South Scarle Lane
Swinderby, Lincoln, LN6 9JA

From: Liz Hamer [mailto:Liz.Hamer@northlincs.gov.uk]
Sent: Thursday, September 6, 2018 11:37 AM
To: gareth@gdpickles.co.uk
Cc: Tanya Coggon; [redacted]@gdpickles.co.uk
Subject: Fw: DICO 2016/1297 20a Brewery Road Crowle Remediation

Gareth,

Thank you for your e.mail the contents of which have been noted. Please find detailed below the chain of events that has led to the current position:

1. Planning Permission granted 2015/0722 with condition 3 of the decision notice enclosed requiring land contamination to be assessed and managed in accordance with CLR11.
2. March 2017 Site investigation received which identified that clean up of the site was required. Our department requested submission of a formal remediation method statement in accordance with Part 2 of Condition 3 of the enclosed decision notice.
3. July 2018 No remediation method statement had been submitted and your client had undertaken demolition and site clearance including the apparent removal of soils. Inadequate supporting information provided which did not comply with CLR 11 or the YALPAG Guidance document for cover systems. A Remediation scheme was requested again.
4. July 2018 Advised GDP would be undertaking some validation testing to verify the contamination had been removed and provide a validation statement.
5. 23 August 2018 advised by GDP that elevated levels of PAH were identified and additional removal of made ground was required.
6. 30 August 2018 Memo sent requesting again a formal remediation method statement. Memo enclosed for your information again.

As you can see from the chain of events above this department has requested a remediation method statement to support discharge of condition 3 of the decision notice on three occasions. This is required in order that everyone is clear about the nature and extent of the activities that will take place on the site.

Once this has been approved a validation report will also be required in order to comply with Part 3 of Condition 3.

I note that you say your client has top soil from a "greenfield" site. Please present robust evidence in the remediation method statement that this is the case. If robust evidence cannot be provided a tailored suite of testing will be required.

It is also noted that since the site investigation took place buildings on the site have been demolished/removed. Please provide evidence to demonstrate that an asbestos survey was carried out for these buildings prior to demolition.

Please do not hesitate to contact me should you wish to discuss the matter further.

Kind Regards

Liz Hamer
Environmental Protection Officer
Environmental Health (Commercial)
Technical and Environment

Tel 01724 297633

Working hours:
Monday -Friday 9:00-15:00



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adopt or become a social worker we would love to hear from you.
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From: Matthew Rogerson
Sent: 06 September 2018 10:06
To: Liz Hamer
Subject: FW: DICO 2016/1297 20a Brewery Road Crowle Remediation

Matthew Rogerson
Technical Officer
Environmental Health (Commercial)
Waste and Public Protection
Operations Directorate
North Lincolnshire Council
01724 297620



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From: Gareth Pickles <gareth@gdpickles.co.uk>
Sent: 31 August 2018 10:54

To: Matthew Rogerson <Matthew.Rogerson@northlincs.gov.uk>; Tanya Coggon <Tanya.Coggon@northlincs.gov.uk>
Cc: 'Jay Fox' <jay@gdpickles.co.uk>; [REDACTED]
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