


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

To: Scott Jackson, Development Management

From: Matthew Rogerson, Environmental Protection

Your Ref: PA/2019/276

Our Ref: PLU 004258

Subject: Approval of details reserved by condition in relation to PA/2017/1410
Outline planning permission to erect two No. dwellings.

Location: 9a Darwin Street, Kirton in Lindsey, DN21 4BZ

Date: 28 January 2019

Thank you for your email dated 11 February 2019. I can confirm that this department has the following comments to make.

Contaminated Land

I can confirm this department has received and reviewed the following report submitted in support of discharge of condition 10.

- Humberside Materials Laboratory Phase 1 Desk Study for 9a Darwin Street, Kirton in Lindsey: January 2019. Ref: 1166/4758/P1/P.

Summary

The report has considered various lines of evidence. The report has looked at the site history and considered the uses of the surrounding area. A conceptual site model has been developed and an investigation proposed. The proposed site investigation is very limited considering the former use of the site.

The proposal recommends testing in the garden areas at the rear of the properties at a depth up to 0.4m. The plans included in the report indicate there would be a soft landscaped area to the front of the property, however there is no recommendations for testing in this area. This department would consider this insufficient when the former use is considered.

From the Google Maps street view, dated 2009, there is a storage tank to the rear of the building on the front boundary. It is unclear as to whether this is an above ground fuel storage tank, and therefore would need further investigation to clarify.

From the Google Maps street view it is clear that the front building contained asbestos in the roof. This has not been considered, and further testing would be required at the proposed front grassed areas.

The plans submitted with the report are of a poor quality and difficult to interpret.

Taking into consideration the above information, this department does consider the proposed site investigation to be robust and justified. The applicant should take into consideration the above information and submit an updated site investigation proposal.

Therefore at this stage this department cannot recommend discharging condition 10.