

I N T E R	<h1>MEMO</h1>	North Lincolnshire Council www.northlincs.gov.uk
O F F I C E		

To: Scott Jackson, Development Management

From: Adam Conley, Environmental Protection Team

Your Ref: **PA/2019/276**

Our Ref: 004258

Subject: Approval of details reserved by condition in relation to PA/2017/1410

Location: 9a Darwin Street, Kirton in Lindsay

Date: 28 August 2019

Thank you for your memo requesting this departments comments on the above discharge of conditions application.

Condition 10

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

- Humberside Materials Laboratory Ltd Phase 2 Report for 9a Darwin Street, Kirton in Lindsay Dated July 2019 Report Ref 1166/4758/P/P2
- Humberside Materials Laboratory Ltd Phase 3 Remediation Strategy for 9a Darwin Street Kirton in Lindsay Dated July 2019 Report Ref 1166/4748/P/P3

Site Investigation

The site investigation consisted of four boreholes being constructed in the proposed garden areas to depths of 2-2.5mblg. General ground conditions were identified as a thin layer of hard standing over made ground to 1.1m in depth. The site is underlain by the charmouth mudstone formation. A thin layer of topsoil was noted in BH1 and a stockpile/mound of topsoil is located in the northeast corner of the site.

Four shallow soil samples and one sample from the stock pile were collected and underwent analysis for concentrations of metals, polycyclic aromatic hydrocarbons and total petroleum hydrocarbons. In addition the samples from BH2 were subject to a test for the presence of asbestos.

An elevated concentration of lead (236mg/kg) above the assessment criteria (200mg/kg) was identified in the sample from BH4. Elevated concentrations of various PAH's above the assessment criteria were also identified in BH2, with elevated concentrations of dibenzo(ah)anthracene also noted in the sample taken from the stockpile. A trace of loose asbestos fibres were identified in the sample from BH2.

No sources of hazardous ground gases or significant depth of made ground were identified. Therefore the report recommends that no gas protection measures are considered necessary

The conceptual site model and risk assessment categorises the risk from the elevated concentrations of contaminants as low to moderate and identifies the requirement for remediation.

Remediation

The report puts forward proposals for remediation in the form of a cover system in the rear garden areas. The front garden areas are to be hardstanding only.

Site levels require raising by approximately 500mm. It is therefore proposed to remove 100mm of material to make room for the capping layer. Due to limited access that will be available following completion of the dwellings, the removal of material and importation of soils for use in the cover system will take place prior to commencement of the development. Once the dwellings have been completed the cover system will be installed. The coversystem will consist of 600mm of clean cover including a geotextile and an anti-dig layer. The chemical requirement for the soils to be used in the cover system are outlined in section 4.3.6 of the remediation strategy which this department finds acceptable.

Following installation of the cover system a verification report undertaken in accordance with YALPAG Technical Guidance for Developers, Landowners and Consultants Verification Requirements for Cover Systems will be provided to demonstrate the correct installation of the coversystem.

I can confirm this department is satisfied with the proposals and can recommend discharge of parts 1 & 2 of condition 10. Parts 3 & 4 shall remain extant until the required remediation has been undertaken and the verification report has been submitted and approved by this department.