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| I N T E R | <h1>MEMO</h1> | <h2>North Lincolnshire Council</h2> |
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| O F F I C E | | |

To: Tanya Coggon, Development Management

From: Environmental Protection Team

Your Ref: DISCO/2018/2320

Our Ref: 004193

Subject: Approval of details reserved by condition in relation to PA/2017/986.
Planning permission to erect an accessible bungalow and store.

Location: Land off Sandhouse Crescent/Lilac Avenue, Scunthorpe

Date: 06 April 2020

Further to this departments comments dated 13 March 2020, the applicant has submitted the following updated Validation Report:

- Humberside Materials Laboratory Ltd, Phase 4 Validation Report, Lilac Avenue/Sandhouse Crescent Scunthorpe, Report Reference 0168/4242/P/P4, Dated March 2020

The report has been updated following comments made by this department in relation to inadequacies with the submission. This related to four different concerns which are detailed below with a response to each provided:

1. North Lincolnshire Council (NLC): Section 4.1 of the report states that *“soil from the rear garden area was re-worked within the project which gave an area within the rear garden for clean inert topsoil.”*

The approved remediation method statement stated that *“Once the structure is in place it is proposed that 200mm from the final garden area level is removed. This is to be excavated and loaded into vehicles for transport to an appropriate licenced landfill site, subject to classification and approval from the accepting landfill site.”*

It is therefore unclear as to why the soil from the rear garden areas has been reworked within the project given the elevated levels of arsenic identified during the site investigation.

Humberside Materials Laboratory (HML): The Validation Report has been updated to take account of the above concerns.

The updated report confirms that bituminous and granular layers were removed from site via J. Martinson Grab Lorry Hire. Topsoil was then

imported from Welton Aggregates Usselby to the finished level awaiting turf. The remediation of the site was then amended; this amendment was agreed by North Lincolnshire Council. The updated remediation included the removal of topsoil, importation of 175mm granular fill layer, 25mm sand layer and then overlain with artificial grass giving a 200mm hardstanding cover system. Although the report has now provided a clearer audit trail of the importation and excavation of topsoil, it is still unclear as to where the topsoil was removed to. **Further information is therefore required.**

2. NLC: The photographs in Section 5.1 have been used to verify the dip depth of the excavated area. The photographs are unclear and it is difficult to read the measurements. In addition, good quality photographs would show the edge of the excavated area and a taught string line spanning across the excavation. Examples of good quality photographs are contained within Appendix 3 of the Verification Requirements for Cover Systems YALPAG Technical Guidance for Developers, Landowners and Consultants. This guidance document also states that “the presence of good quality photographs is essential to prove beyond doubt that the remediation has been done as specified both by method and position.” The photographs submitted do not prove this and add uncertainty to the Validation Report.

HML: The Validation Report has been updated to take account of the above concerns.

The updated report has provided further photographic evidence of the dip depth of the excavated area. Some of the photographs are still difficult to interpret, however sufficient information has now been submitted. **With this in mind, no further information is required.**

3. NLC: Section 5.2 and Table 4 provide information in relation to the hardstanding cover system. No evidence including photographs has been submitted to confirm the depths of the granular fill and sand. There is also no evidence that the geotextile membrane has been installed as a marker layer at the base of the excavated area. It is essential to establish that the required depth has been achieved and is consistent across the site, this is generally achieved by depth testing in situ to allow measurement of its depth by tape measure or measuring staff and the submission of photographic evidence. This has not been provided.

HML: The Validation Report has been updated to take account of the above concerns.

Photographs to show the geotextile membrane at the base of the excavated area have now been submitted. However, no photographic evidence to show the depth of the granular fill and sand have been submitted. The report confirms that ‘depth monitoring was undertaken in approximately similar areas as per the topsoil removal dips’ however no photographs as requested have been submitted. **Further information is therefore required.**

4. NLC: No information has been submitted as to the source of the sand, in addition no chemical testing has been undertaken on this material. Further information is therefore required to ascertain the origin of this material and its suitability for site.

HML: The Validation Report has been updated to take account of the above concerns.

Further information has been included in the updated report to demonstrate the source of the sand. This confirms that the sand has been purchased from a reputable builders merchant (Travis Perkins and Buildings Merchants Company) which negates the need for further testing. Furthermore, invoices to support this have also been provided. **With this in mind, no further information is required.**

As highlighted above, points 1 and 3 require further evidence before this department is able to recommend the discharge of condition 8.