

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

To: Rebecca Leggott, Development Management

From: Environmental Protection Team

Your Ref: PA/2021/2257

Our Ref: PLU 006434

Subject: Planning permission to create a lorry park with associated car parking, fencing, external lighting columns and landscaping

Location: Land at junction of Victory Way and Falkland Way, Humber Bridge Industrial Estate, Barton-upon-Humber

Date: 21 February 2022

This department notes the above application and has the following comments to make.

**Contaminated Land**

I can confirm this department has received and reviewed the following report:

- Ground Engineering Limited, Site Investigation Report for land off Falkland Way, Barton-upon-Humber, Dated January 2022, Ref: C15518

In total six soil samples were sent for chemical testing. The analysis has identified no elevated concentrations of determinants above the soil screening values for both residential and industrial/commercial end use.

During the site investigation no olfactory or visual evidence of fuel contamination was encountered. No asbestos containing materials (ACM) were observed within the near surface soils during sampling or detected during chemical analysis.

The report concludes that the near surface soils are suitable for use in any proposed landscaped areas of the industrial development, and also beneath buildings and areas of permanent hardstanding if geotechnically suitable.

Therefore, based on the proposed application and the findings of the site investigation and the updated conceptual site model, this department would recommend the following condition should be included should the application be approved.

**“If during development any odorous, discoloured or otherwise visually contaminated material is found to be present at the site, then no further development shall be carried out until a written method statement, detailing how this contamination shall be dealt with, has been submitted to and approved by the local planning authority. The approved method statement shall be implemented in full prior to development commencing on the site.”**

*Reason: To ensure that the site represents an acceptable risk to end users, property, controlled waters and ecological systems, and to ensure that site workers are not exposed to unacceptable risks from contamination during construction.*

**Note to applicant: -**

It was noted within the main body of the site investigation a proposed ‘future amenities pod’ is shown on the proposed site plan (north-west corner). Clarification has been sought via the planning officer that this planning application only relates to a lorry park and does not include a proposed amenities pod.