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O F F I C E		

To: Tanya Coggon, Development Management

From: Environmental Protection Team

Your Ref: PA/2023/1034

Our Ref: PLU 007890

Subject: Outline planning application, with all matters reserved, for a change of use of existing vacant brownfield commercial land to residential housing land and erect 38 dwellings and associated roads, driveways, gardens, landscaping and boundary treatments 23/01/2024 Flood Risk Assessment 22/01/2024 Phase 1 Environmental Assessment Noise Impact Assessment 18.12.2023 AMENDED PLAN - 202308 Rev C - Indicative Site, Block, Landscape, Drainage & Levels Plan. Amended description: Reduction of 2 dwellings (overall scheme 36 dwellings) with new play area. Reduction in road widths to 5.5m.

Location: 51-55 Waterside Road (Former Osgerby Haulage and Warehousing) Waterside Road, Barton Upon Humber, DN18 5BH

Date: 13 February 2024

Further to our previous memo dated 02 November 2023, additional information has been received.

Noise

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

- E2 Consultants Limited, Noise Impact Assessment of 51-55 Waterside Road, Barton upon Humber, Dated: December 21, 2023.

Noise monitoring was undertaken between 6th and 8th December 2023 at two locations on the site. The monitoring positions were located close to the eastern boundary and western boundary of the site. Data from 7th and 8th December was removed from the assessment due to poor weather conditions. A model has been created using CadnaA to assess the noise propagation across the site.

The model has been used to assess the noise levels at the façade of the properties and the impact on habitable rooms. The report recommends the minimum glazing

sound insulation to achieve the criteria set out in BS8233 and the WHO Guidelines for Community Noise. The report also recommends a 2.1m high acoustic fence across the western boundary to achieve the criteria for external amenity areas. The report concludes that subject to the incorporation of the recommended mitigation measures, there should be no adverse impact on the proposed dwellings.

There are still uncertainties within the report, these are detailed below:

- A BS4142:2014 assessment has not been undertaken. This is the correct guidance for assessing commercial and industrial noise and must be used in this instance. BS4142 allows for corrections to be added for specific acoustic features. Certain acoustic features can increase the significance of impact over that expected from a basic comparison between the specific sound level and the background level.
- Two days of monitoring have been removed due to poor weather conditions. Therefore, there is only one day and night providing background and ambient data for the site. This is not considered to be representative.
- The report states monitoring has been undertaken over an entire weekend and weekday however the dates of the monitoring include three weekdays, two of which have been removed. No weekend monitoring has been undertaken

An updated report should be submitted **prior to determination** which takes into account the above information.

Contaminated Land

This department has received and reviewed the following report:

- GDP Brownfield Consulting and Development, Phase 1 Environmental Assessment Report- Waterside Road, Barton Upon Humber, DN18 5BG. Dated: 18 January 2024, GDP Project Number: 23109.

The proposed development is for outline planning permission for the construction of 38 new dwellings with associated gardens, roads and hard standing. The site is located in the north of Barton Upon Humber within a mixed-use area between commercial, industry and residential. The site was formerly the location of Osgerby haulage and warehousing.

The site is approximately 0.8 hectares in size, is generally flat and surfaced in concrete slabs with some areas of tarmac. The site is overgrown in places and some waste materials are present in the northeast. The site is bound by residential properties to the north, commercial and residential to the east, commercial industrial to the south and industrial land use to the west.

A commercial building occupied the south and southwest of the site Circa 1885, later extending north showing three chimneys and labelled as Whiting Works. The site was vacant Circa 1967 with a drain marked in the northwest. A commercial unit is shown

in the southeast Circa 1974, with additional buildings later developed in the west and southwest labelled as depot. Satellite imagery shows these buildings visible with associated hard standing around the buildings occupied with HGV trailers until 2017, the site is shown as vacant by 2019.

The report has identified potentially contaminative land uses in the close surrounding area as a rope works to the northeast, brick yard and clay pit to the east, station and cycle works to the southeast, gas works and gas holders to the south and south west, a warehouse, works and depot to the west and south west and an orchard to the north.

The report has identified the site to be underlain by superficial Tidal Flat Deposits (TDF), with Ferriby Chalk the underlying bedrock. The TDF is classified as an unproductive aquifer, whilst the underlying Ferriby Chalk is a principal aquifer. The site is located in a groundwater source protection zone 3. Borehole records close by indicate the groundwater in the chalk aquifer is fully artesian.

The site is not located in a radon affected area and radon protective measures are not considered a requirement for this development.

The report has identified several potential sources of historical contamination from review of groundsure database entries:

- 104 historical potential sources of contamination including the warehouse, depot and works on Site, rope works to the east, brickyards, gas works, railway sidings and various others.
- The closest historical energy feature is a gasholders 93m south.
- There are 25 historical tank records within 500m, the closest being 54m southwest.
- A historic landfill is located 227m northeast, accepting industrial waste.
- There are 30 current potentially contaminative industrial sites listed within 250m of the Site.
- There is one List 2 Dangerous Substance record within the vicinity relating to pH release 8m northwest from Weir Turbomachinery.

The preliminary conceptual site model (CSM) has identified potentially contaminated soils associated with current and known historical site uses, contaminated groundwater resulting from soil contamination, potential for contamination originating from off-site sources, asbestos containing materials within made ground, permanent ground gasses and vapors from soil contamination as potential sources of contamination. The CSM has assessed the risk to human health from contaminated soils as low to moderate, contaminated groundwater as low to moderate, off-site sources as low to moderate, asbestos containing materials as moderate to very high and ground gasses as moderate.

The CSM has identified potential pollutant linkages considered to require further risk assessment and investigation. The report recommends a detailed ground investigation is required comprising trial pits and boreholes to allow the observation of the thickness and composition of made ground and sampling of soils for potential contaminants including heavy metals, speciated PAH's, TPH, BTEX, VOC, free cyanide and asbestos.

At least 3 monitoring wells should be installed to undertake ground gas and groundwater monitoring with subsequent groundwater analysis. Findings should be reported in accordance with the Environment Agency's CLRM procedures including a revised ground model and Generic Quantitative Risk Assessment and current YALPAG guidance. Findings of the investigation and risk assessment should be used to inform the construction phase risk assessment and prepare a remediation method statement for submission to the LPA.

This department agrees with the recommendations that an intrusive ground investigation is required to assess the potential contaminant linkages identified within the CSM.

If the council is however mindful to determine the application without the information required under National Planning Policy guidance then this department would recommend the inclusion of the following consent conditions.

Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts 1 to 4 below have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning authority in writing until part 4 has been complied with in relation to that contamination.

Part 1: Site Characteristics

A Phase 1 desk study shall be carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk study shall establish a 'conceptual model' of the site and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/Quantitative Risk Assessment (or state if none required). Two full copies of the desk study and a non-technical summary shall be submitted to the Local Planning Authority for approval prior to proceeding to further site investigation.

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination.
- (ii) an assessment of the potential risks to:
 - human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land,

groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments.

(iii) an appraisal of remedial options, and a proposal of the preferred option(s). This must be conducted in accordance with Environment Agency's Land Contamination Risk Management (LCRM) guidance July 2023.

Part 2: Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Part 3: Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority.

Part 4: Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Part 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Part 2, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with Part 3.

Reason for pre-commencement condition: To ensure the site is safe for future users and construction workers.

Construction and Demolition Conditions

The proposed development is situated in close proximity to residential dwellings. Noise, dust, and light generated during the development phase have the potential to impact residential amenity. To prevent local residents and other sensitive receptors from being affected during the construction of the proposed development, this department recommends including the following conditions should this application be approved.

Working hours condition:

Construction, demolition and site clearance operations shall be limited to the following days and hours:

- 08:00 to 18:00hrs Monday to Friday.
- 08:00 to 13:00hrs Saturday.
- No construction, demolition or site clearance operations on Sundays or public holidays.
- HGV movements shall not be permitted outside these hours during the construction phase without prior written approval from the Local Planning Authority.
- Installation of equipment on site shall not be permitted outside these hours without prior written approval from the Local Planning Authority.

Reason: To protect residential amenity

Construction Environmental Management Plan

No stage of the development hereby permitted shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following:-

Noise and vibration: The CEMP shall set out the particulars of –

- a) the works, and the method by which they are to be carried out;
- b) the noise and vibration attenuation measures to be taken to minimise noise and vibration resulting from the works, including any noise limits; and
- c) a scheme for monitoring the noise and vibration during the works to ensure compliance with the noise limits and the effectiveness of the attenuation measures

Light: The CEMP shall set out the particulars of –

- a) Specified locations for contractors' compounds and materials storage areas,
- b) Areas where lighting will be required for health and safety purposes,
- c) Location of potential temporary floodlights,
- d) Identification of sensitive receptors likely to be impacted upon by light nuisance,
- e) Proposed methods of mitigation against potential light nuisance, including potential glare and light spill, on sensitive receptors.

Dust: The CEMP shall set out the particulars of –

- a) Site dust monitoring, recording and complaint investigation procedures

- b) Identification of receptors and the related risk of dust impact at all phases of the development, including when buildings and properties start to be occupied
- c) Provision of water to the site
- d) Dust mitigation techniques at all stages of development
- e) Prevention of dust trackout
- f) Communication with residents and other receptors
- g) A commitment to cease the relevant operation if dust emissions are identified either by regular site monitoring or by the local authority
- h) A no burning of waste policy