INTER OFFICE	**MEMO**	North Lincolnshire Council www.northlincs.gov.uk

To: Scott Jackson, Development Management

From: Elle Collins, Environmental Protection Team

Your Ref: PA/2025/871

Our Ref: PLU 009206

Subject: Planning permission for demolition of existing car wash and development of a drive-thru restaurant (Use Class E/ Sui Generis) with associated access, servicing, car parking, landscaping and other associated works.

Location: Land North of Glebe Road, Scunthorpe, DN15 6AF

Date: 26 November 2025

Further to our memo dated 27 August 2025, the applicant has now submitted additional information and I can confirm that this department has the following comments to make.

Contaminated Land

I can confirm this department has reviewed the following report:

- Igne – Report on a Ground Investigation for a proposed development at Glebe Road, Scunthorpe. Glebe Road, Scunthorpe, Dated: October 2025, Contract No. 30510046/2 (Issue 3)

Intrusive investigation

The report confirms that the site investigation was carried out in two phases. Phase 1 was undertaken on 23rd and 28th October 2024 and comprised of three cable percussion boreholes, eleven trial pits, four in situ California Bearing Ratio (CBR) tests, in situ geotechnical testing, contamination and geotechnical sampling, laboratory testing and four rounds of gas and groundwater monitoring (no groundwater samples were submitted for analysis).

The second phase was undertaken on 11 and 12 September 2025 which comprised of three rotary boreholes (R01 to R03) and three trial pits (TH01 to TH03) were

excavated to obtain samples for groundwater samples and soil samples to test for PFAS and groundwater analysis.

Further chemical analysis was undertaken on seven soil samples to determine whether per and polyfluoroalkyl substances (PFAS) were a potential risk to the proposed development and future users.

The results confirmed all seven soil samples tested for PFAS were below the detection limits or below the adopted GAC of 0.6mg/kg for a commercial end use.

Previously, during the initial site investigation, eleven soil samples were submitted for chemical analysis (metals, non metals, PAHs, TPHs, and BTEX) and nine soil samples were tested for asbestos. The results showed elevated levels of PAHs in BH2 and BH3 and asbestos fibres (amosite and chrysotile) were found within TP1 and TP5 all within the made ground.

The report has recommended a minimum 500mm thickness of clean cover material in landscaped areas.

However, no robust remediation strategy has been provided. A remediation strategy will need to be submitted and to ensure that any imported soils are accompanied by appropriate documentation, free from contamination and suitable for use.

Further information regarding the requirement for cover systems can be found in the following document:-

> Verification Requirements for Cover Systems Technical Guidance for Developers, Landowners and Consultants Yorkshire and Lincolnshire Pollution Advisory Group Version 4.1 – June 2021.
>
> https://www.northlincs.gov.uk/wp-content/uploads/2021/06/YALPAG-Guidance-Verification-cover-version-4.1.docx-002.pdf

Groundwater

Elevated levels of zinc, cyanide, aliphatic C16-C21, aromatic C16-C21 and PAHs were detected at concentrations above the adopted GACs. The report has stated the following:

> "Zinc concentrations in excess of the adopted GAC were encountered in all three *groundwater samples at similar concentrations (60-81µg/l). The adopted EQS assessment criterium relates to bioavailable zinc, whereas the laboratory test results are for total zinc which will necessarily by higher than bioavailable concentrations, typically to a significantly extent. The adopted EQS criterium is therefore highly conservative, and for comparison the WHO threshold for total zinc in drinking water is 5,000 µg/l.*
>
> *Concentrations of cyanide, aliphatic C16-C21, aromatic C16-C21 and certain PAH compounds were detected at concentrations above the adopted GAC.*

However, these concentrations are considered to be low in practical terms and do not warrant any further investigation or risk assessment".

Only one round of groundwater sampling has been undertaken, this department request that additional groundwater sampling is undertaken (on a minimum of two occasions) and the risk assessment updated accordingly. Should potentially unacceptable risks be identified, further intrusive work and/or remediation may be required.

Gas monitoring

No further ground gas monitoring has been undertaken since November 2024. Previously, only four rounds of ground gas monitoring was undertaken. The results suggested that the site falls into 'Characteristic Situation' Classification CS-1 in accordance with BS8485 based on the gas screening value (GSV) of 0.0153litres/hour. However, when reviewing the results CO2 was recorded at 5.1% in BH2 during one of the monitoring rounds.

The report states the following:

"If CO2 is recorded above 5.0% during monitoring, BS8485 recommends that a CS-2 classification be considered. Due to the marginal exceedance of the 5.0% threshold and its occurrence only once in only one borehole, it is considered that the classification CS-1 remains appropriate for the proposed development".

This department disagrees with the above statement as it is not in line with the CIRA C665 guidance. This department would have expected at least 6 rounds of gas sampling to be conducted considering there is an exceedance and the proposed development will have confined spaces (toilets and storage areas). This department welcomes clarification regarding a robust gas risk assessment.

Therefore, given the above, this department would recommend the inclusion of the following condition should planning permission be granted:

No development shall commence until parts 1 to 4 below have been complied with, unless otherwise agreed by the Local Planning Authority. 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).

An investigation and risk assessment 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 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 June 2025.

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, unless otherwise agreed in writing by the Local Planning Authority.
Following completion of measures identified in the approved remediation scheme, a verification/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.