

Application B/21/0091 - Condition 12 - Contamination



Site:

Red House Barn, Road, PE20 3SW

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Revision / Date:

A01 / 27/05/2021

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Condition to Discharge

Extracted from the decision notice this document relates to the following condition:

The development hereby permitted shall not be commenced until details of a comprehensive contaminated land investigation has been submitted to and approved in writing by the Local Planning Authority and until the scope of works approved therein have been implemented. The assessment shall include all of the following measures unless the LPA dispenses with any such requirements in writing:

a) A Phase I desk study 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). A full desk top study and a non-technical summary shall be submitted in writing to the Local Planning Authority.

b) A site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle and take into account the site's existing status and proposed new use. A copy of the site investigation and findings shall be submitted in writing to the Local Planning Authority.

Reason: To ensure potential risks arising from previous site uses have been fully assessed and in accordance with Policy 30 of the South East Lincolnshire Local Plan (2011-2036).

Part 12a - Desktop Study

A desktop study was undertaken by Delta Simons to assess the likelihood of contamination on the site. This report concluded that there was a potential for contamination.

Part 12b - Site investigation

A site investigation is in progress with the report being forwarded to the local authority for their inspection once completed.

Additional Documentation

To ensure full compliance the following additional documents have been included for inspection during the DISCON application to aid with the approval:

Condition 12 - 21-1009_01_REP_Red House Farm, Brothertoft_PRA_2021-05-21