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17/01271/COND



Scott Cardwell
Assistant Director of Development

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Development Management Civic Office, Waterdale, Doncaster, DN1 3BU

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Discharge of Condition(s) Discharged/Partly Discharged

Application **17/01271/COND**

Proposal **Consent, agreement or approval required by condition 7 of planning application 14/02236/FUL.**

Location **Greenacre Doncaster Road Branton Doncaster**

Applicant **Mr Pridham**

Dated **13th July 2017**

Written consent, agreement or approval required by condition(s) detailed above is **Partly discharged**

Part A only of condition 7 is discharged.

Parts B, C, D and E still require compliance (no additional fee will be required for condition 7 to be considered further).

The partly discharged condition is worded as follows:-

07. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being accepted and approved by the Local Planning Authority (LPA), unless otherwise approved in writing with the LPA.



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a) *The Phase 1 desktop study, site walkover and initial assessment must be submitted to the LPA for approval. Potential risks to human health, property (existing or proposed) including buildings, livestock, pets, crops, woodland, service lines and pipes, adjoining ground, groundwater, surface water, ecological systems, archaeological sites and ancient monuments must be considered. The Phase 1 shall include a full site history, details of a site walkover and initial risk assessment. The Phase 1 shall propose further Phase 2 site investigation and risk assessment works, if appropriate, based on the relevant information discovered during the initial Phase 1 assessment.*

Part A is approved

Still require further information for Parts B, C, D and E before the condition can be discharged in full

b) The Phase 2 site investigation and risk assessment, if appropriate, must be approved by the LPA prior to investigations commencing on site. The Phase 2 investigation shall include relevant soil, soil gas, surface and groundwater sampling and shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology and current best practice. All the investigative works and sampling on site, together with the results of analysis, and risk assessment to any receptors shall be submitted to the LPA for approval.

c) If as a consequence of the Phase 2 Site investigation a Phase 3 remediation report is required, then this shall be approved by the LPA prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters, the site must not qualify as contaminated land under Part 2A of the Environment Protection Act 1990 in relation to the intended use of the land after remediation.

d) The approved Phase 3 remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. The LPA must be given two weeks written



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notification of commencement of the remediation scheme works. If during the works, contamination is encountered which has not previously been identified, then all associated works shall cease until the additional contamination is fully assessed and an appropriate remediation scheme approved by the LPA.

e) Upon completion of the Phase 3 works, a Phase 4 verification report shall be submitted to and approved by the LPA. The verification report shall include details of the remediation works and quality assurance certificates to show that the works have been carried out in full accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the verification report together with the necessary documentation detailing what waste materials have been removed from the site. The site shall not be brought into use until such time as all verification data has been approved by the LPA.

REASON

To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to guidance set out in the National Planning Policy Framework. This is required prior to commencement to ensure that the necessary mitigation measures can be put in place should any contamination be found.



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Comments raised by Pollution Control are as follows:-

Application No: 17/012171/COND (14/02236/FUL)

Proposal: Demolition of existing bungalow and erection of Gospel Hall together with associated car parking and fencing.

Location: Greenacre, Doncaster Road, Branton, Doncaster, DN3 3LT.

I have reviewed the Phase 1 Desktop Study for Greenacre, Doncaster Road, Branton, 15-9-15 Revision 0. October 2015. Demetre Environmental Ltd.

The reports conclude there is a possible risk from the adjoining garage, and proposes an eastern boundary trench with soil samples to determine if there is any soil contamination on site.

The report also identified the possible risk from the adjacent in filled ground, they propose to put in gas protection measures rather than undertake gas monitoring.

I concur with the above approaches, in light of the above I can only recommend discharged of part A of condition 7 (CON 1) as further site investigation and remediation works are required.

Thank you

Geraldine Annis-Potter (Senior Pollution Control Officer)



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