
From: Rhodes, Matthew
Sent: 20 July 2022 17:18
To: Colley, Jane; Planning (HPBC)
Cc: Wiktoria Sypnicka
Subject: DOC/2021/0117 (HPK/2020/0117) - Land off Woolley Bridge, Hadfield, Glossop, Derbyshire

Categories:

Hi Jane

Application number	DOC/2021/0117	Application type	Discharge of conditions
Site address	Land off, Woolley Bridge, Hadfield, Glossop, Derbyshire,	Proposal	Discharge of conditions 13, 14 and 23 relating to HPK/2020/0117

Condition13 - surface water drainage (no observations)

Condition14 - surface water drainage (no observations)

Condition 23 – Land Contamination

Consent	Condition	Requirement	Recommend for discharge*	Notes
HPK/2020/0117 (DOC/2021/0117)	23 (1a)	Risk assessment approval	No	
HPK/2020/0117 (DOC/2021/0117)	23 (1b)	Remediation scheme approval	No	
HPK/2020/0117 (DOC/2021/0117)	23 (1c)	Carry out approved remediation	No	
HPK/2020/0117 (DOC/2021/0117)	23 (1d)	Contamination not previously identified	No	

*upon application

The following documents have been submitted in support of this DOC application

- R1. E3P, "Phase I and Phase II Geo-Environmental Site Assessment" (ref: 12-549-R01), dated June 2018
- R2. E3P, "Remediation Strategy Letter" (ref: 12-549-L1), dated 23 June 2021
- R3. E3P "Supplementary Ground Investigation" (ref: E3P 12-549-L2), dated 29 September 2021
- R4. E3P, "Geo Sample Location Plan" (ref: 12-549 Drawing 23 RevA), dated 11 October 2021
- R5. E3P, "Remediation Strategy Letter" (ref: 12-549-L2), dated 1 June 2022

Report 1 above relates to plots 1 to 4

Reports 2 to 5 above relate to Plots 5 to 33 of the proposed development and do not include the historic petrol filling station area fronting onto Woolley Bridge (Plots 1 to 4).

R1. E3P, "Phase I and Phase II Geo-Environmental Site Assessment" (ref: 12-549-R01), dated June 2018

This report is limited to plots 1 to 4 of the development, formally occupied by the petrol filling station forecourt.

The report determines that:

- a) Preliminary chemical analysis has (to date) confirmed the underlying subsoils are suitable for re-use within any proposed landscaped areas; but that further chemical validation samples will be required to confirm this.
- b) Specialist gas protection measures will not be required for the proposed residential properties (see point below).
- c) The site is considered to pose a very low risk to controlled waters and further remediation work is not required for this receptor.
- d) A full UKWIR assessment will be required within the remediated ground upon completion of the enabling works.

In my email of 16th July 2019 I suggested that the additional analysis proposed above, should include (S)VOC including degradation products such as vinyl chloride, in the region of the petrol station forecourt.

Within section 8.2.1 of the report (and the executive summary) reference is made to “the proposed commercial end use”, the relevant end use for this development being residential. I’m sure this is just cut and paste error, and residential use is assumed in section 9 but nonetheless this section of the report needs to be re-written, and the report re-submitted. Other than this error the report would be accepted.

R2. E3P, “Remediation Strategy Letter” (ref: 12-549-L1), dated 23 June 2021

This report is limited to plots 5 to 33 of the development, and it is recommended that this report may be accepted.

The report determines that:

- a) Where made ground soils remains following the cut / fill works, a full 600mm cover system will be required in both front and rear garden plots.
- b) Any areas of POS which overlie made ground will require a 300mm cover system.
- c) The site is not considered to pose an unacceptable level of risk to controlled waters and further remediation work is not required for this receptor.
- d) Gassing material identified historically in BH5 is delineated and removed as part of the reduced level dig.
- e) Barrier Type A will be required for potable water supply infrastructure, to be confirmed following approval from United Utilities.
- f) Gas protection measures consistent with CS2 are required (3.5 points of protection)

R3. E3P “Supplementary Ground Investigation” (ref: E3P 12-549-L2), dated 29 September 2021

This report is assumed to be limited to plots 5 to 33 of the development, and principally relates to the waste classification of materials to be taken off site. The report should be read in conjunction with - Preliminary Geoenvironmental Ground Investigation (Ref: 12-549-L1-Rev2) dated October 2019. This additional report has not (to the best of my knowledge) been submitted in support of this DOC and should be submitted to the LPA.

The Preliminary Geoenvironmental Ground Investigation (Ref: 12-549-L1-Rev2) is limited to plots 5 to 33 and recommended that additional analysis take place to fully characterise this part of the development.

The report (R3) determines that:

- a) Made ground soils are to be removed from the site, consequently additional analysis recommended in 12-549-L1-Rev2, is not required
- b) PE pipe is suitable for potable water supply infrastructure for the proposed development.

R4. E3P, “Geo Sample Location Plan” (ref: 12-549 Drawing 23 RevA), dated 11 October 2021

I’m not entirely sure of the context of this document.

R5. E3P, “Remediation Strategy Letter” (ref: 12-549-L2), dated 1 June 2022

This report is limited to plots 5 to 33 of the development.

The report makes the following points:

- a) Plots 1 to 4 have been remediated, are suitable for use and this is demonstrated in SLR – Validation Report (Ref: Report No. 410-1467-00001) dated June 2007.
- b) Further analysis required to confirm the suitability of the re-use of topsoils and underlying natural reworked clay.
- c) Where made ground soils remains following the cut / fill works, a full 600mm cover system will be required in both front and rear garden plots.
- d) Any areas of POS which overlie made ground will require a 300mm cover system.
- e) The site is not considered to pose an unacceptable level of risk to controlled waters and further remediation work is not required for this receptor.
- f) Gassing material identified historically in BH5 is delineated and removed as part of the reduced level dig.
- g) Barrier Type A pipe will be required for potable water supply infrastructure, to be confirmed following approval from United Utilities.
- h) Installation and validation of ground gas protection measures in line with CS2 / Amber 1.

Report point R5.(a)

SLR (June 2007) has not, to the best of my knowledge been submitted in support of this application. Regardless of this SLR (June 2007) is no longer relevant and has been superseded by R1 above – EP3 (June 2018), so the recommendations found within R1 still apply. Note: SLR (June 2007) assumed plots 34 to 36 of the development proposed at that time, incorporated levels raised by 1m with clean fill materials.

Report point R5.(g)

This is at odds with the **remediation point R3.(b)** and this should be clarified. **In the absence of written agreement from the LPA barrier type A pipe will be utilised for potable water supply infrastructure across the whole development.**

WORK REQUIRED TO DISCHARGE CONDITIONS

Condition 23 (1a) - Risk assessment approval.

- The developer needs to ensure that where their reports recommend additional work, or where this is required by Environmental Health, this is undertaken and submitted for approval.
- All reports necessary to demonstrate that the terms of the condition have been met, are submitted to the LPA for this specific DOC application. Where a report states that it should be read in conjunction with an additional document, this additional document must be submitted. This is important to ensure public transparency.

- E3P, "Phase I and Phase II Geo-Environmental Site Assessment" (ref: 12-549-R01), dated June 2018 needs to be re-written and re-submitted to make it clear that the ground gas assessment is made with reference to a residential end use.

Condition 23 (1b) – Remediation scheme approval.

- E3P, "Remediation Strategy Letter" (ref: 12-549-L2), dated 1 June 2022 shall be resubmitted, recognising that SLR (June 2007) has been superseded by R1 above (or rather its amend version).
- Report points R1.(a) and R5.(b); additional analysis may be undertaken as part of the scheme of remediation validation.

Regards

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