# MEMORANDUM

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| **From:** | Head of Housing & Environmental Health | **To:** | Head of Development Control |
| **Author:** | David Reed | **FAO:** | Mark Taylor |
| **Extension:** | 3352 | **Extension:** | 8310 |
| **My Ref:** | EPCST/17/02024 | **Your Ref:** | F/17/80029 |
| **Date:** | 09 August 2017 | **cc:** | |

**F/17/80029 - Demolition of petrol forecourt and 'house' element to workshop, extension of showroom, extension of workshop for new service reception and office space, extension of workshop for additional ramps and relocated valet bays, associated external works for increased used car display and new customer parking.**

**95-101 Bournemouth Road, Chandler's Ford, Eastleigh, SO53 3AQ**

Thank you for consulting this Service on the above application. Please note that in making this response I have considered the information held by this Service and that submitted by the applicant in support of this application.

**LAND CONTAMINATION**

The development site includes an operational petrol station in the centre of the site and therefore the investigation work undertaken to support the report (Phase I and II Geo-Environmental Assessment; Ref 1CO103133/P2R0 Issue 1; by REC; dated April 2017) was limited in its coverage. The site investigation work has confirmed that contamination is present on the site and in the ground water, but is insufficient to fully characterise the site. Further investigation work is therefore required.

As such recommend that the following conditions are imposed:

***A) No work shall commence on site until the following has been submitted to, and approved in writing by the Local Planning Authority: (a) Report of preliminary investigation comprising a Desk Study, Conceptual Site Model and Preliminary Risk Assessment documenting previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Reports Nos. 11 CLR11, and BS10175:2011+A1 2013 Investigation of potentially contaminated sites Code of Practice, and, unless otherwise agreed with the Local Planning Authority; (b) A report of a site investigation documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the Preliminary Investigation in accordance with BS10175:2011+A1 2013 and BS8576:2013, and, unless otherwise agreed with the Local Planning Authority; (c) A detailed site specific scheme for remedial works and measures to be undertaken to avoid the risk from contaminants and/or gases when the site is developed and proposals for future maintenance a and***

***monitoring. Such a scheme shall include nomination of a competent person to oversee the implementation of the works.***

***B) The development hereby permitted shall not be occupied/brought into use until there has been submitted to the local planning authority verification by the competent person approved under the provisions of the above condition A(c) that any remediation scheme required and approved under the provisions of the above condition A(c) has been implemented in full in accordance with the approved details (unless varied with the written permission of the local planning authority in advance of implementation).***

***Unless agreed in writing with the local planning authority such verification shall comply with the guidance contained in CLR11 and EA guidance for the safe development of housing on land affected by contamination - R&D Publication 66:2008. Typically such a report would comprise:-***

- ***a. A description of the site and its background, and summary of relevant site information***
- ***b. A description of the remediation objectives and redial works carried out***
- ***c. Verification data including - sample locations/ analytical results, as built drawings of the implemented scheme, photographs of the remediation works in progress, etc.***
- ***d. Certificates demonstrating that imported and /or material left in situ is free from contamination.***

***Thereafter the scheme shall be monitored and maintained in accordance with the approved scheme under condition A(c).***

The applicant should be advised that *in advance of the commencement of development* the condition requires that the assessment be completed and approved. Also that as a result of the assessment, amendments to the design of building structures may be required, further that adequate provision of time needs to be made so the assessment can be completed before works commence on site.

Further information and advice about developing 'Brownfield Land' can be found on the Council's website. The relevant web-page is entitled 'Development of Brownfield Land'.

**AMENITY IMPACTS**

The demolition and construction activities associated with the decommissioning of the existing petrol station and the proposed development have the potential to impact on the neighbouring residential properties and children's nursery.

I therefore recommend that the following conditions are imposed:

**Construction noise**

Development shall not begin until the developer has carried out a noise and vibration assessment which takes into account the impact of site preparation and construction works on existing and proposed noise sensitive properties, and a report of its findings has been submitted to, and approved in writing by, the Local Planning Authority (LPA). The report shall include a scheme of mitigation measures for protecting from noise and vibration as deemed necessary by the LPA. The approved scheme shall be fully implemented (unless varied with the written permission of the LPA in advance of implementation).

**Hours of work**
No construction or demolition work must take place except between the hours of 08:00 to 18:00 Mondays to Fridays or 08:00 to 13:00 on Saturdays and not at all on Sundays or Bank Holidays.

Should you wish to discuss the matters raised here I shall of course be pleased to do so.

**David Reed**
**Scientific Officer**