

Altman, Rebecca

From: Pyke, Jon
Sent: 11 May 2023 13:31
To: Altman, Rebecca
Cc: Scott, Neil
Subject: Application No: F/23/95051 - Address: Port Hamble Marina satchell Lane, Hamble, SO31 4QD

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Consultation responses

Description: Erection of single-storey commercial accommodation

Hi Rebecca

Thank you for consulting Pollution Control for observations.

We note there will no industrial or commercial process machinery and the premises will be in use from 0800 to 1700 Monday to Saturday and 1000 to 1600 on a Sunday or Bank Holiday. The location of the site sets amongst marina environs and dwellings. It appears from the size of the premises vehicle trips generated would not be out of proportion to the existing marine activities.

Of course, the applicant must ensure the design and materials of the building envelope are sufficient to prevent audible noise emissions at nearby dwellings. This is ordinarily achievable with a thickness of cladding materials and an acoustically absorption lining that may also help with thermal insulation.

Therefore, we conclude this could be a suitable use of land subject to design and attention to land contamination.

Regarding land contamination, which is always considered as potential prior to investigation and assessment, we comment below.

Regards
Jonathan Pyke

Land Contamination Comments:

Thank you for consulting us on the above application, with respect to land contamination only, we have the following comments.

The former / current use of the land has the potential to have caused contamination of the ground, however no information is included in the application showing how land contamination risks have been appropriately considered. Due to this and the sensitive end use proposed we recommend that the application be permitted only subject to conditions requiring the investigation and assessment of land contamination, and a requirement that appropriate mitigation of any discovered risks be carried out to the satisfaction of the LPA, as necessary. We append conditions to this effect

Regards
Neil Scott

Conditions:

A. No work shall commence on site until the following has been submitted to, and approved in writing by the LPA:

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 UK Land contamination risk management (LCRM) national guidance and including BS10175:2011+A2:2017 Investigation of potentially contaminated sites - Code of Practice, and, unless otherwise agreed with the LPA,

b. 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 and in accordance with BS10175:2011+A2:2017, and BS 8576:2013 and unless otherwise agreed with the LPA,

c. 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 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 LPA verification by the competent person approved under the provisions of condition A(c) that any remediation scheme required and approved under the provisions of condition A(c) has been implemented fully in accordance with the approved details (unless varied with the written permission of the LPA in advance of implementation).

Unless agreed in writing with the LPA such verification shall comply with UK Land contamination risk management (LCRM) and the guidance contained in 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 remedial works carried out

c. verification data, including - data (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, gas / vapour membranes have been installed correctly

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

Any imported soils required for the [development] should be demonstrated to be suitable for its intended end use and meet the approval of the LPA prior to use on site

End.

Jon Pyke
Pollution Control Officer

Service Delivery - Specialist Services - Environment

-----Original Message-----

From: Neil Scott <neil.scott@eastleigh.gov.uk>

Sent: 09 May 2023 12:23

To: Pyke, Jon <Jon.Pyke@eastleigh.gov.uk>

Subject: Process transferred to you.

Process PR202305-99209 has been assigned to you. Please click on the link below to view the record.

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