

Rainger, Angela

From: Altman, Rebecca
Sent: 01 May 2024 15:02
To: Rainger, Angela
Subject: FW: Application No: F/23/95271 - Address: 17 O'CONNELL ROAD, EASTLEIGH, SO50 9GN
Attachments: CL conditions updated 05 2023 (1).docx

See attached.

Rebecca Altman

Principal Planning Officer

Planning & Environment - Planning/Development Management

Ext.: 8266

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

From: Pyke, Jon
Sent: Tuesday, June 27, 2023 9:32 AM
To: Webb, Alex <Alex.Webb@eastleigh.gov.uk>
Cc: Scott, Neil <Neil.Scott@eastleigh.gov.uk>
Subject: Application No: F/23/95271 - Address: 17 O'CONNELL ROAD, EASTLEIGH, SO50 9GN

Description: Erection of new 3.no bedroom detached dwelling on site of existing workshop/store

Good morning, Alex

Thank you for consulting Pollution Control for observations.

There are no apparent pollution impacts and regarding potential contaminated land, we advise:

"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 condition 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"

Kind regards
Jonathan

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

From: Neil Scott <neil.scott@eastleigh.gov.uk>
Sent: 22 June 2023 17:34
To: Pyke, Jon <Jon.Pyke@eastleigh.gov.uk>
Subject: Process transferred to you.

Process PR202306-99917 has been assigned to you. Please click on the link below to view the record.

<https://gbr01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fstaffhub.eastleigh.gov.uk%2Fa2Q4J00000B8ceE&data=05%7C01%7Cjon.pyke%40eastleigh.gov.uk%7Ce4ea6cb234b84ee1534e08db733e8641%7Cd19fedaef9ac4d42bfcbaeefcc7fb3b%7C0%7C0%7C638230484592527231%7CUnknown%7CTWFPbGZsb3d8eyJWljojoiMC4wLjAwMD>

AiLCJQljoiV2luMzliLCJBTil6lk1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=G4OswgZTo1Be4dg2BXiAqDu5
0ffuxk8k8Ep4jsjw%2FWo%3D&reserved=0

A Contaminated land site investigation and remediation

No development, including demolition, shall take place 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
- b) A site investigation report, documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk study
- 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 and monitoring. Such a scheme shall include nomination of a competent person to oversee the implementation of the works.

Investigations, assessments and reports are to be undertaken by a competent person and should comply with UK Land contamination risk management (LCRM) national guidance, including BS10175:2011+A2:2017 Investigation of potentially contaminated sites - Code of Practice, and gas monitoring deemed appropriate is to be in accordance with best practice as outlined in such documents as BS8576:2013, BS 8485:2015+A1:2019, Claire RB17 and CIRIA C665 unless otherwise agreed with the LPA.

B. Verification of Remedial Measures

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 accord with UK Land contamination risk management (LCRM) national guidance, 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