

Huckfield, David

From: Panza, Yacklin
Sent: 16 April 2024 14:21
To: Huckfield, David
Subject: [F/24/97118] 17 O'CONNELL ROAD, EASTLEIGH, SO50 9GN - Pollution comments

Hello David,

Thanks for consulting the Pollution Team on the planning application F/24/97118 for the Demolition of existing outbuilding and erection of detached 2-bedroom dwelling at 17 O'CONNELL ROAD, EASTLEIGH, SO50 9GN. I have reviewed the relevant information in relation with the application and note the following:

Historical maps indicate the site was an open field until approximately 1938, when the main building was first noted on site. It is not clear when the outbuilding was built. A gasholder station was noted to the north of the site in the 1909 maps. The geology of the site comprises superficial deposits of sand and gravel (Secondary A Aquifer) overlying London Clay Formation (Unproductive Aquifer). Monks Brook is located approximately 140m to the west of the site. Previous application F/23/95271 for the erection of new 3.no bedroom detached dwelling on site of existing workshop/store at the mentioned site, it is noted that the Pollution Team indicates that: '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", with standard conditions of contaminated land and verification report suggested as below:

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.

Reason: To minimise the risk from land contamination for the safety of the property's occupiers.

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)"

Reason: To minimise the risk from land contamination for the safety of the property's occupiers.

C. Imported soils

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.

Reason: To minimise the risk from land contamination for the safety of the property's occupiers.

As the current application is relatively similar to the previous one, we suggested the previous comments are still valid. In addition, as construction works will elevate noise, vibration and dust that can cause temporary adverse impacts to the locality, we suggest best practicable means of control is essential, and should be implemented through a Construction and Environmental Management Plan (CEMP). The applicant or its contractor must calculate or predict likely impacts and consider the effectiveness of options on methods of construction and controls. The following condition is suggested:

CEMP

No construction or site preparation works involving excavation shall start until a Construction Environment Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority. Preparation and construction work shall only take place in accordance with the approved CEMP which shall include:

- a) the location of temporary site buildings, compounds, construction material and plant storage areas used during demolition and construction;*
- b) the arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials and restoration of any damage to the highway [including vehicle crossovers and grass verges].*
- c) the parking of vehicles of site operatives and visitors;*
- d) measures to control the emission of dust and dirt generated by demolition and construction;*
- e) a scheme for controlling noise and vibration from demolition and construction activities;*
- f) provision for storage, collection, and disposal of waste from the development during construction period;*
- g) measures to prevent mud and dust on the highway during demolition and construction;*
- h) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;*
- i) temporary lighting;*
- j) protection of pedestrian routes during construction;*
- k) temporary surface water drainage provisions; and*
- l) hours of working*

Reason: To limit the impact the development has on the amenity of the locality and to protect biodiversity

Lastly, after a review of the updated UK Radon Map, it is noted that the site is located within an area of maximum radon potential of 3-5%. Further consideration needs to be given on this regard. We suggest the following advisory note to the applicant:

Radon

The development could be impacted by radon and you are advised to consult the radon UK map at ([UKradon - UK maps of radon](#)). If the radon risk is greater than 1% radon protection should be considered for new developments. If greater than 3% risk, then radon protection will need to be provided in accordance with Building Regulations, with basic protection required at 3-10% and full protection above 10%.

I hope the above information is of assistance. If you have any further queries, please do not hesitate in contacting me.

Best regards,

Yacklin

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