

Osmond, Gary

From: Panza, Yacklin
Sent: 15 July 2024 17:03
To: Osmond, Gary
Subject: [F/24/97711] Unit 3, Hedge End Retail Park SO30 4RT - Contaminated land and Air Quality comments

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Hi Gary,

Thanks for consulting the Pollution Team on the planning application F/24/97711 for the External and internal alterations to the existing Class E units, including revised access and new drive-through lane at Unit 3, Hedge End Retail Park SO30 4RT. I will comment on Contaminated Land and Air Quality only, as detailed below:

Air quality

The proposed development is not located within an Air Quality Management Area. The nearest residential development is located over 60m away from the proposed site. It is considered that the proposed development does not represent a significant impact on air quality. Therefore, we have no objection on this regard.

However, we stress the importance of adopting best practices and measures to safeguard air quality in the area. The developer should ensure that the proposed development aligns with air quality objectives during construction works, promoting a healthy and sustainable environment.

Contaminated land

The application site is located within a land which has been identified as former contaminative use and 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 end use proposed, including some new areas of soft landscaping, it is recommended 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. I suggest the following conditions:

A. No development, including demolition, shall take place until the following has been submitted to, and approved in writing by the Local Planning Authority:

- a. 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 BS10175:2011 Code of Practice;
- b. If required, 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 and in accordance with BS10175:2011, BS 8576:2013, BS 8485:2015+A1:2019, Claire RB17, CIRIA C665;
- c. If required, 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.

Reason: To minimise the risk from land contamination for the safety of the future users of the development.

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(b) 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). 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 work in progress, etc.
- d. Certificates demonstrating that imported and/or material left in situ is free from contamination, confirmation of material removal, 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 future users of the development.

C. Any imported soils required for the development hereby permitted should be demonstrated to be suitable for its intended end use and meet the approval of the Local Planning Authority prior to use on site.

Reason: To minimise the risk from land contamination for the safety of the future users of the development.

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

Best regards,

Yacklin

Yacklin Panza

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