

Chambers Sherida

From: Turner Bob
Sent: 01 February 2018 10:19
To: dcscan@sheffield.gov.uk
Subject: FW: 17/04673/out

Please add to casefile 17/04673/OUT

From: Pilkington Claire
Sent: 01 February 2018 10:14
To: Turner Bob
Subject: 17/04673/out

Dear Bob

Thank you for forwarding the above planning application for consultation. I have reviewed the submissions and would recommend the following.

The application site is located in an area with relatively low background noise levels. As part of this application, a Phase 1 Desk Top Study has been carried out by ARP Geotechnical Ltd, which identifies the need for a full phase 2 investigation. I would therefore recommend the following conditions be attached to any future planning approval.

EPS42: (R060)

Any intrusive investigations recommended in the approved Phase I Preliminary Risk Assessment Report shall be carried out and be the subject of a Phase II Intrusive Site Investigation Report which shall have been submitted to and approved in writing by the Local Planning Authority prior to construction works commencing. The Report shall be prepared in accordance with Contaminated Land Report CLR 11 (Environment Agency 2004).

EPS43: (R060)

Any remediation works recommended in the approved Phase II Intrusive Site Investigation Report shall be the subject of a Remediation Strategy Report which shall have been submitted to and approved in writing by the Local Planning Authority prior to construction works commencing. The Report shall be prepared in accordance with Contaminated Land Report CLR11 (Environment Agency 2004) and Local Planning Authority policies relating to validation of capping measures and validation of gas protection measures.

EPS44: (R060)

All development and associated remediation shall proceed in accordance with the recommendations of the approved Remediation Strategy. In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy, or unexpected contamination is encountered at any stage of the development process, works should cease and the Local Planning Authority and Environmental Protection Service (tel: 0114 273 4651) should be contacted immediately. Revisions to the Remediation Strategy shall be submitted to and approved in writing by the Local Planning Authority. Works shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

EPS45: (R060)

Upon completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Validation Report shall be submitted to the Local Planning Authority. The development shall not be brought into use until the Validation Report has been approved in writing by the Local Planning Authority. The Validation Report shall be prepared in accordance with Contaminated Land Report CLR11 (Environment Agency 2004) and Sheffield City Council policies relating to validation of capping measures and validation of gas protection measures.

If you require any further information, please feel free to contact me.

Regards

Claire Pilkington
Environmental Protection Officer

Working Pattern: Wednesday, Thursday, Friday.
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