From: Hannah Powell <hannah.powell@adur-worthing.gov.uk> on behalf of Hannah Powell
Sent: 07 September 2021 09:42
To: Peter Barnett
Subject: AWDM/1247/21

Flag Status: Flagged

Peter
Apologies for the delay in responding to the above.

With reference to the above application I have the following comments. A Combined Geotechnical, Ground Contamination Risk Assessment And Remediation Strategy Report (Ref: R14670 Dated 19th March 2021) has been submitted in support of this application.

This Report has identified the presence of elevated levels of PAH and lead contamination within the made ground at the site and proposes remedial measures with respect to soft landscaping at the site.

Only a single sample of natural ground appears to have been analysed as part of this investigation, I do not believe this gives sufficient coverage of this strata. Without additional sampling of this strata I would be reluctant to agree to the first remedial option of the removal of all made ground soils from soft landscaped areas without the addition of a visual marker and cover system (depth of clean cover dependent upon the use). The second two remedial options are acceptable for the different uses.

Due to relatively high atmospheric pressure during the first round of gas monitoring the report recommends a further three rounds of monitoring is undertaken over a six week period to confirm that the gas regime is consistent. Should the results of this monitoring indicate significantly different gas concentrations and/or encounter any significant flow rates, then a revised risk assessment should be undertaken to assess the level of risk posed and whether the categorisation of the site should be revised.

Please note, we would expect post placement sampling of imported soil to confirm compliance with screening values.

I would recommend the following conditions:

1. Prior to commencement of the development hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the additional gas monitoring and remedial works shall be carried out in full accordance with the recommendations of the Combined Geotechnical, Ground Contamination Risk Assessment And Remediation Strategy Report (Ref: R14670 Dated 19th March 2021) and all works which form part of the approved scheme shall be completed before the permitted dwelling is occupied.

A Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

2. Construction work shall not commence until a scheme for the protection of the existing neighbouring premises from dust has been submitted to and approved by the local planning authority. The scheme as approved shall be operated at all times during the demolition and construction phases of the development.

Regards
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Hannah Powell
Environmental Health Technician, Adur & Worthing Councils
Phone: 01273 263357
Email: hannah.powell@adur-worthing.gov.uk
Website: http://www.adur-worthing.gov.uk/
Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA



