DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0218/18/COND
Proposal: Discharge of Condition 5: Contamination - Investigation and Risk Assessment - relating to previously approved Planning Application ST/1198/16/FUL.
Location: 1-50 Seymour Court
South Shields

Site of Former Harton Centre
52 Harton Lane
South Shields
NE34 0EE

Relevant policies/SPDs

1 DM1 - Management of Development [M]

2 LDF CS EA5 - Environmental Protection

Description of the site and of the proposals

ST/1198/16/FUL granted planning permission for demolition of existing building and erection of residential retirement block comprising of 49 dwellings (Category II Retirement Living Accommodation) with communal facilities, car parking and landscaping. New vehicle access egress with detached electricity substation from Ambleside Avenue.

Condition 5 relates to (in summary) additional ground gas and ground investigation works (and further to the Phase 1 Desk Top Study and Phase 2 Ground Investigation that were submitted with the planning application).

A number of Arc Environmental Ltd. letters / report were originally submitted (on 02/03/18):

- Ref. 16-136.01L (supplementary investigation works)
- Ref. 16-136.02L (addendum ground investigation works)
- Ref. 16-136.03L (foundation plan)
- Ref. 16-136.04L (hazardous ground gas risk assessment addendum)

The following was subsequently submitted (on 13/07/18), Arc Environmental Ltd. Remediation Strategy & Interim Validation report Ref. 16-136.05L, which includes the above mentioned drawings.

An updated version of the above report was submitted (on 25/07/2018), Arc Environmental Ltd. Remediation Strategy & Interim Validation report Ref. 16-136.05L (Revision 1). The updates included some further information in relation to the decommissioning of the underground tank.

For information, Condition 6 – remediation strategy; has also submitted and this is separately considered under application reference ST/0237/18/COND.

Publicity / Consultations

1) Neighbour responses: N/A

2) Other Consultee responses:

Environmental Health:-

- Further to various email exchanges (in late April) it was advised that additional information was needed for condition 5, with regards to ground investigation results following removal of underground storage tanks. It was also commented that no actual remediation strategy (with regards to condition 6) had been submitted and this would need to take into account the above results.

- Their response received 23/06/18 advised that following receipt of the additional information (i.e. the remediation strategy & interim validation report), it has addressed the outstanding issues in their previous comments and that condition 5 can be discharged.
- Their response received 07/08/2018 advised that condition 5 can be discharged and that the additions to the remediation strategy & interim validation report do not change their recommendation.

Assessment

The latest consultation response from Environmental Health has advised that this planning condition may be discharged.

It is therefore considered that sufficient information has been submitted to enable it to be discharged in accordance with LDF Policies DM1[M] and EA5.

In assessing this application due regard has been had to the requirement of section 149 of the Equality Act 2010.

Recommendation

Approve Details of Condition

List of approved details for standard note on decision letter

Letters / reports listed below produced by Arc Environmental Ltd.

- Ref. 16-136.01L (supplementary investigation works), received 02/03/2018
- Ref. 16-136.02L (addendum ground investigation works), received 02/03/2018
- Ref. 16-136.03L (foundation plan), received 02/03/2018
- Ref. 16-136.04L (hazardous ground gas risk assessment addendum), received 02/03/2018
- Ref. 16-136.05L Revision 1 (remediation strategy & interim validation report), received 25/07/2018

Case officer initials:
Date:

Authorised Signatory:
Date:

«END»