DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0237/18/COND
Proposal: Discharge of Condition 6: Contamination - Remediation Strategy - 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

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 6 relates to (in summary) the submission of a remediation strategy.

The following was originally submitted (on 02/03/18):

- Arc Environmental Ltd. letter / report ref. 16-136.04L, received 02/03/2018
- Drg No NE-2339-05-AC-035B, received 02/03/2018
- Drg No NE-2339-05-AC-036A, received 02/03/2018
- Drg No NE-2339-05-AC-039A, received 02/03/2018
- Drg No NE-2339-05-AC-041A, received 02/03/2018
- Drg No NE-2339-05-AC-051A, received 02/03/2018

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 5 (additional ground investigation and risk assessment); has also been submitted and this is separately considered under application ref. ST/0218/18/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 for condition 6 had been submitted and this would need to take into account the above results.

- Their response received 23/06/18 advised that remediation strategy & interim validation report discusses the following elements:
  - Watching Brief (showing photographic records (following the site strip), removal and / or treatment of relic effluent tanks / steel containers (photographic records and removal of buried asbestos sheeting fragments (methodology and correspondence from specialist contractor has been included)
  - Investigation and decommissioning of underground fuel tanks complete with borehole record sheets
  - Hazardous Ground Gas / Vapour Risk Assessment and the design of vapour protection measures (design drawings and product data sheets)
  - Provision of Clean Cover showing landscape proposal drawings and imported / reused soil screening / testing arrangements

  It then advises that the proposed and partially executed remediation is both suitable and satisfactory to be able to discharge this condition.

- Their response received 07/08/2018 advised the updated remediation strategy & interim validation report (version 1) is acceptable and does not change their recommendation that the condition may be discharged.

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

- Arc Environmental Ltd. Remediation Strategy & Interim Validation Report Ref. 16-136.05L (revision 1), received 25/07/2018

Case officer initials:
Date:

Authorised Signatory:
Date:

«END»