DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0418/21/COND
Proposal: Discharge of Condition 5 - Remediation Verification report - relating to previously approved Planning Application ST/0322/17/FUL.
Location: 151-161 (odd) Whitburn Road
Cleadon and
1-12 Sandpiper View
East Boldon

Land at the junction and bounded by Whitburn Road and Moor Lane
East Boldon
(Vacant formerly Vinci Construction UK Ltd Moor Lane)

Relevant policies/SPDs

1 DM1 - Management of Development

2 LDF CS EA5 - Environmental Protection

Description of the site and of the proposals

Planning permission for the demolition and clearance of existing vacant industrial buildings/infrastructure and the erection of 18 residential properties with associated access, open space and landscaping was granted consent on 24 November 2017. This permission was granted subject to a number of planning conditions. This report relates to the submission of details in respect of condition 5.

Condition 5 stated;

Following completion of measures identified in the approved Remediation Strategy, a Verification Report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority prior to any part of the site being first occupied.

To ensure that risks from land contamination to the future users of the development site and neighbouring have been addressed in accordance with Policies DM1 and EA5 of the South Tyneside Local Development Framework.

Publicity / Consultations (Expiry date N/a)

1) Neighbour responses

N/a

2) Other Consultee responses
(e.g. relevant comments from consultees such as archaeologist, EA, Historic buildings officer etc)

Environmental Health Officer –

The validation report details the remediation carried out at plots 1,9,12 and 15 which included removal of contaminated soils, testing of the area to ensure all contamination was removed and placement of clean

and tested subsoil and topsoil. The remediation also included the installation of a gas membrane which was installed due to depleted oxygen levels recorded.

I have reviewed the information submitted and I am happy that sufficient evidence has been provided to prove that the remediation at the site has been carried out in accordance with the approved remediation strategy. Adequate information has also been provided with regards to the correct installation of the gas protection membrane.

I am therefore happy that sufficient information has been provided in order to discharge condition 5 – verification of the above application.

Assessment

The Council's Environmental Health Officer has been consulted on the submitted details and has confirmed that these are acceptable. Condition 5, which relates to verification follows the submission and approval of details relating to gas monitoring and remediation.

A report (Gas Addendum Report produced by Roberts Environmental Ltd, received 19/01/2018) was submitted in respect of condition 3, relating to additional gas monitoring visits. The report recommended that gas protection measures should be installed.

The Remediation Strategy submitted in respect of condition 4 identified that in specified areas of future soft landscaping, that impacted soils should be either removed from site and or a 600mm clean soil cover layer be provided. The report identified the need for a gas / vapour protection measures through the installation of a membrane to future residential properties. The report concluded that future validation / verification requirements would be required, the subject of condition 5.

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

Informatives

1 In dealing with this application the Council has implemented the requirements of the National Planning Policy Framework to seek to approve applications for sustainable development where possible.

List of approved plans for standard note

Plan Reference
Swan Environmental Remediation Validation Report, Gentoo Homes, Issue 1 (December 2020) received 15/04/2021

Case officer: Helen Lynch
Signed:
Date: 20/5/2021

Authorised Signatory:
Date: