
Description: Erection of side extension to existing community centre building, with minor external changes to existing building and associated external works

Location: Ocean Road Community Association, Ocean Road, South Shields, NE33 2DW

Ref: ST/0236/23/FUL

Condition 8: *Following completion of measures identified in the approved remediation strategy and prior to first occupation of the development hereby permitted, a verification report that demonstrates the effectiveness of the remediation carried out shall be submitted to and approved in writing by the Local Planning Authority.*

Statement/Details:

In accordance with the requirements of Condition 8, a verification report would ordinarily be submitted where remediation measures have been carried out on-site. However, we respectfully submit that this condition does not apply in this instance, as no remediation was required, and therefore no validation or verification report can be provided.

A detailed Ground Investigation Report (ref: 23-879, January 2024) was previously submitted and accepted under the conditional discharge application (ref: ST/0100/24/COND), along with a Hazardous Ground Gas Risk Assessment Addendum Report (ref: 23-879.01L, March 2024). These reports were prepared by Arc Environmental Ltd and were received and approved by South Tyneside Council as part of the discharge of Conditions 6 and 7.

The original ground investigation concluded in Paragraph 9.5 that:

“From the results of the contamination screening carried out, the made ground materials recorded below the site do not represent a significant risk to the end users, and can therefore remain on site with no further assessment & remedial measures required.”

Furthermore, the Hazardous Ground Gas Risk Assessment Addendum confirmed the following:

- No concentrations of methane (CH₄) were detected.
- The maximum concentration of carbon dioxide (CO₂) was 0.6% v/v, with negligible flow rates of <0.1 l/hr.
- The resulting Gas Screening Value (GSV) of 0.0006 l/hr is well below the Characteristic Situation 1 (CS1) threshold, confirming that no gas protection measures are required.

These findings were accepted by the Local Planning Authority in its letter dated 11 April 2024 (ref: ST/0100/24/COND), approving the discharge of Conditions 6 and 7 on the basis that the site does not present a contamination risk and no remediation works were necessary.

As such, and consistent with the narrative underpinning this sequence of conditions, we confirm that no remediation strategy was required, and thus, no remediation was carried out. Consequently, a verification report (as referenced under Condition 8) is not applicable in this case.

We trust that this satisfies the intent of the condition, and respectfully request that the Local Planning Authority confirm that Condition 8 can be formally discharged on the grounds that no remediation was necessary or undertaken, as previously agreed through the discharge of Conditions 6 and 7.

Supporting Documentation:

ARC Environmental Ground Investigation Report (Ref: 23-879, January 2024)

ARC Environmental Hazardous Ground Gas Risk Assessment Addendum (Ref: 23-879.01L, March 2024)

South Tyneside Council Conditional Discharge Approval Letter (Ref: ST/0100/24/COND, dated 11 April 2024)