

COMMITTEE DATE:	21st July 2022
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APPLICATION NO: RR/2022/830/P

ADDRESS: Car Park, St Mary's Lane, Bexhill, TN39 5JE

PROPOSAL: Siting of portable changing facility at St Mary's Recreation Ground

CONSULTATIONS

The applicant has submitted three contamination reports (Preliminary Ground Contamination Risk Assessment Report, Quantitative Ground Contamination Risk Assessment and a Ground Gas Assessment and Phase II Geotechnical Assessment).

The Phase II survey concludes by stating:

“A potential risk from ground gases and hydrocarbon vapours has been identified within the area under investigation and remediation has been recommended for the proposed cricket facilities.

The initial proposal for the area under investigation includes the use of a containerised system for the building design. Based on gas protection scores within BS8485, Option 4 (within the table in Section 10.8) a well-ventilated void (the sides are kept open to allow ventilation) and gas resistant membrane upgraded to include volatile vapour protection will be required. Depending on the design of the containerised system a 'suspended floor slab' may be required for the incorporation of the membrane in the sub structure design.

It is recommended that a formal design of the gas protection measures to be included within the proposed structures is undertaken by a suitably qualified gas protection specialist installer.

The future development of the construction of a longer term, substantial pavilion in the same location would be more acceptable as long as it includes the same gas protection measures in relation to proposed end users.

The potential risks to offsite receptors (nearby residential properties) were outside the scope of this assessment.

It is recommended that a preliminary waste assessment of the underlying soils in the area under investigation is undertaken to assess the disposal options for any excavated materials (capping layer or Infilled material) removed during the excavation of proposed foundations. The existing shallow capping layer that was previously approved for potential re-use at the site by Ashdown Site Investigation.

A copy of this report should be submitted to the relevant authorities for approval in sufficient time prior to commencement on site. A suitably qualified Environmental Consultant should prepare a full Implementation, Verification Monitoring and Maintenance Plan. An appropriate level of supervision and testing will be required, to form part of a formal Verification Report.”

It is recommended that a condition is added to the report to ensure that should the application be recommended for approval by the committee that all aspects of section 10.9 of the Phase II survey are carried out and investigated before any development commences at the site.

It is also recommended that Environmental Health review the Phase II Survey and hence a change I recommendation has been proposed below.

RECOMMENDATION: GRANT (FULL PLANNING) subject to a review of the contamination surveys by the Environmental Health Team.

Recommended condition to be added:

A detailed scheme for remedial works and measures implementing in full the recommendations in section 10.9 of the Ground Gas Assessment and Phase II Geotechnical Assessment by Land Science (Report Reference: LS 6055, dated 07th July 2022) shall be submitted to the Local Planning authority for approval in writing. The scheme shall include nomination of a competent person to oversee the implementation of the works.

Reason: Previous uses of the site may have left the land contaminated and in order to avoid risks to health or pollution, mitigation measures are required in accordance with paragraph 183 of the NPPF.