

# Consultee Comments for Planning Application 21/00241/F

## Application Summary

Application Number: 21/00241/F

Address: Lombard Service Station Brook Road Southville Bristol BS3 1AJ

Proposal: Redevelopment of the former Lombard Service Station to provide 10 self-contained residential flats.

Case Officer: Richard Sewell

## Consultee Details

Name: The Public Protection Team (Land Contamination)

Address: City Hall, College Green, Bristol BS1 5TR

Email: conland.planning@bristol.gov.uk

On Behalf Of: Contaminated Land Environmental Protection

## Comments

The applicants will have to undertake some decommissioning works (remove fuel tanks and validate this work) and remediation as part of the main building works (elevated lead).

I suggest therefore that we depart from the normal conditions to ensure the first aspect is dealt with and a final remediation strategy can then be compiled which deals with issues identified in this first report any additional issues encountered during the decommissioning process (i.e. if there is an issue with hydrocarbon vapours requiring membrane protection to the building).

The detail provided in section 9.5.1.2 of the report is generally adequate but we do expect all tank voids to be subject to sampling in the base and four sides if the applicants can confirm they will follow section 9.5.1.2 of the Structural Soils report and commit to undertaking the validation sampling then the following conditions are recommended:

### Tank Decommissioning and Validation

As part of the decommissioning works all petroleum infrastructure must be removed from site and subject to validation. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. A report must be prepared and submitted to the Local Planning Authority by, detailing all works undertaken and providing evidence to demonstrate no risks from contamination remain on site.

### Submission of remediation strategy

Following demolition and validation of the petroleum infrastructure decommissioning no

construction shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

#### Prior to occupation validation

In the event that contamination is found, no occupation of the development shall take place until the approved remediation scheme has been carried out in accordance with its terms. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (otherwise known as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and be approved in writing by the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

#### Reporting of unexpected contamination

In the event that contamination is found at any time that had not previously been identified when carrying out the approved development, it must be reported immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the Environment Agency's Land Contamination: risk management guidance and BS 10175:2011 + A2:2017: Investigation of Potentially Contaminated Sites - Code of Practice. Where remediation is necessary a remediation scheme must be prepared which ensures the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.