

27 March 2024
CD/JP/155521/DoC Cond 24

SUBMITTED VIA PLANNING PORTAL
Planning Portal Reference: PP:12932628

Development Management
City Hall
Bristol City Council
PO Box 3399
Bristol, BS1 9NE

Dear Sir/ Madam

TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
FORMER SEA MILLS INFANTS SCHOOL, HALLEN DRIVE, COOMBE DINGLE, BRISTOL
APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION:
CONDITION 24 UNEXPECTED CONTAMINATION (PLANNING PERMISSION REF: 20/00783/F)

On behalf of ISG Construction Ltd (in turn acting on behalf of the DfE), please find the enclosed application to discharge condition 24 attached to the above referenced planning permission.

Condition 24 reads:

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. This is in line with paragraph 170 of the National Planning Policy Framework.

(Cont.)



The need has arisen to submit details for this condition as elevated levels of sulphates have been discovered in the ground. Following the event of Midas Construction Ltd falling into administration, ISG have subsequently been contacted by the DfE with the aim of completing the North Star Academy project which was partially constructed on site. ISG and their Design Team have undertaken a full design validation of the Midas installed works and has identified through further surveys and investigations elevated concentrations of sulphate within the recently deposited Made Ground. The elevated concentration of sulphate is not considered a risk to human health or to the environment for this development. However, the high sulphate levels can create aggressive ground conditions with respect to the durability of buried concrete.

Investigation and risk assessment

ISG are proposing a containment wall to act as an impermeable barrier to stop the movement of percolating surface waters moving through the Made Ground which underlies the existing school structure. Note the containment wall will comprise of both a bentonite slurry wall and a sulphate resistant concrete wall, used to form retaining walls. No elevated sulphate concentrations were identified in the ground during ground investigation undertaken prior to demolition. This Made Ground is considered to have been derived from the demolition of the previous structure on the site. Building materials such as plasterboard and plaster both contain Gypsum which is a sulphate mineral.

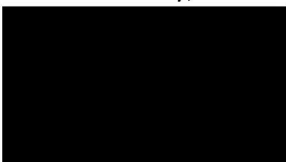
The information which forms the submission includes:

- Technical Design Note for Cut Off Barrier Specification, FS0779-HYD-XX-XX-TN-GE-1004 Rev: C01 (which includes in the appendix all relevant drawings).
- Technical Design Note for Internal Foundation Check (FS0779-HYD-XX-XX-TN-GE-1002, Rev: P03), this references the Cut Off Barrier Specification. This technical note provides an interpretive assessment of the ground investigations and sets out several remedial options for the scheme.

We trust that the submission of this information will enable the Council to partially discharge this condition.

If you require any further information, please do not hesitate to contact me.

Yours sincerely,



Coral Ducroq MRTPI
Associate Town Planner
For

STRIDE TREGLOWN

STRIDE TREGLOWN LIMITED
Enc.