

St Helens Council Environmental Health Division Planning Consultation Response - Contaminated Land Section

To: Jennifer Bolton

Date: 6th February 2019

From: Christopher Culley

Tel: 01744 676397

Planning App No: P/2020/0061/HYBR

Proposals: Hybrid Planning Application for the following development (major development); (i) Full Planning Permission for the erection of a B8 logistics warehouse, with ancillary offices, associated car parking, infrastructure and landscaping; and (ii) Outline Planning Permission for Manufacturing (B2) and Logistics (B8) development with ancillary offices and associated access infrastructure works (detailed matters of appearance, landscaping, layout and scale are reserved for subsequent approval)

Our Ref: 035446

Location: Land To The West of Omega South and South of M62 Bold St Helens

Jenny,

Further to your consultation I have reviewed the following reports submitted in support of the application;

- WSP, Contaminated Land Phase 1 Geo-environmental Assessment, ref 11158(002), May 2019
- WSP, Ground Investigation Report & Remediation Strategy, ref. 70062937/11482, December 2019

The site investigation has confirmed the ground conditions to be as expected based on the desk study report. Other than some localised areas of made ground associated with historically backfilled drainage ditches, the ground conditions comprise topsoil onto natural Glacial Till and sandstone. No contamination has been identified.

Based on the site setting and initial monitoring results it is highly unlikely that there will be any requirement for gas protection. However, the gas monitoring was ongoing at the time the report was issued and for completeness sake I would request that the addendum gas monitoring report is submitted once this is available.

Assuming the addendum gas monitoring report can be submitted prior to the application being determined, and assuming this confirms that there are no requirements for gas

protection, then I would have no objection to the proposals and will not be seeking any conditions.

If this is not possible then I would recommend the following conditions;

Prior to the commencement of development:

An addendum gas monitoring report shall be submitted in accordance with the recommendations outlined in section 5.8 of the ground investigation report (WSP, Ground Investigation Report & Remediation Strategy, ref. 70062937/11482, December 2019). In the event that ground gas protection measures are required they shall be set out in a ground gas mitigation report along with design drawings and a verification methodology. Both the addendum gas monitoring report and the ground gas mitigation report shall be agreed in writing with the Local Planning Authority.

Prior to occupation/ commencement of use:

A completion/ verification report demonstrating the installation of the protection measures in accordance with the agreed methodology shall be submitted to and agreed in writing by the Local Planning Authority.

Regards,

Christopher Culley
Contaminated Land Officer

