

Jane Curley
Staffordshire Moorlands District Council
Development Control
Moorlands House
Stockwell Street
Leek
Staffordshire
ST13 6HQ

Our ref: UT/2021/119207/02-L01
Your ref: DOC/2021/0032
Date: 05 May 2021

Dear Madam

**DISCHARGE OF CONDITIONS 4, 6, 8, 9, 10, 13, 15, 16, 19, 20, 21 AND 22 IN
RELATION TO SMD/2018/0045**

TEARNE QUARRY, MAIN ROAD, HOLLINGTON.

Thank you for referring the revised information in relation to the discharge of conditions 15 and 16. We have the following comments to make which relate solely to the protection of 'Controlled Waters', matters relating to Human Health should be directed to the relevant department of the local council.

We have reviewed the Phase II Geo-Environmental Assessment by Ivy House Environmental, dated April 2020, ref. IV.416.19 (reissue), submitted in support of this application. The report confirms that a limited sampling exercise at shallow depths has been undertaken and significant levels of contamination were not encountered.

As there are no references in the report to visual or olfactory evidence of contamination it is assumed that there were none present. We also note made ground encountered is described as generally consisting of silty slightly gravelly to gravelly sand and presumed to represent stone quarry tailings. Based on these observations we agree it is reasonable to assume that it is unlikely significant contamination is present.

We also note that the report confirms that the underground storage tank was instead an above ground tank that was placed immediately to the east of the garage building that is located along the western edge of the site. Site investigation has not revealed any contamination in this location.

We are therefore in a position to recommend the discharge of conditions 15 and 16.

Advice to Applicant

As it appears made ground is wide spread at this site, it may be possible contamination is present that site investigation has not discovered. For that reason we would advise

that a suitably experienced and qualified person be present for any intrusive site works to ensure any contamination discovered will be dealt with appropriately.

We are in agreement with the comments in the Phase II Geo-Environmental Assessment report for any potential piling works. The report states:

“If a piled foundation is adopted then a risk assessment will be required to assess the impact of penetrating the significant thickness of Made Ground and potentially creating a pathway through to the underlying Secondary A Aquifer”. (Although it should be noted that the underlying aquifer is a ‘Principal’ aquifer).

Paragraph 179 of the NPPF states “Where a site is affected by contamination or land stability issues, responsibility for securing safe development rests with the developer and/or landowner.”

We recommend that developers and /or Landowner should:

- Follow the advice in Land Contamination: risk management <https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks> when dealing with land affected by contamination.
- Refer to the Environment Agency Guiding principles for land contamination for the type of information that we required in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, such as human health.
- Refer to our website at www.gov.uk for more information.

If you have any queries contact me on the details below.

Yours faithfully

Ms Anne-Marie McLaughlin
Senior Planning Advisor