STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Dealt with by: Environmental Health

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Our Ref: DOC/2022/0060

Your Ref: DOC/2022/0060

Date: 23rd November 2022

MEMORANDUM: PLANNING CONSULTATION

LOCATION	**Plot 143, 23, Meadow Close, Leek, Staffordshire, ST13 5TX**
PROPOSED DEVELOPMENT	**Application for Approval of Details Reserved by Condition 5 & 6 of SMD/2022/0060** (**incorrect : SMD/2020/0333)**

Conditions 5 & 6 - contamination

A ground investigation by GRM (Ref: GRM/P10106/LR.01) was submitted to support the application discharge. In addition to a Japanese Knotweed Survey.by Japanese Knotweed Expert.

Comments

The GRM study was a site risk assessment encompassing phase 1 study and two intrusive (phase 2) samples on the above plot (WS01 & WS02).

In general the reports were essentially fine, however, there is one concern, the choice of sample location.

Sample locations are shown in appendix F (page 140) . The site layout appears on page 16. This indicates that these samples appear (WS01 certainly – WS02 most likely) to have been taken within the footprint of the building rather than the garden area.

This is odd as it is the garden area that really represents relevant pathway for contamination issues. Certainly the results could be used to get an average for the site but this really requires a minimum of 3 samples (different locations – at a particular depth).

The results indicate that the all contaminates are below the relevant required levels but do contain some that are approaching the standards e.g lead and BaP. Given that these locations are not representative of likely exposure (they will be covered with a building) there still therefore remains some uncertainty regarding the possible contamination in the garden areas

The Japanese Knotweed survey notes some treated knotweed at nearby sites but none on the actual plot. This indicates the site is low risk – this is accepted.

Recommendation

The consultants do note the higher than expected contamination and also that there is a low amount of topsoil on site, so top soil may need to be imported.

It is recommended therefore that the condition is not discharged at this time until this is formalised and a minimum of 300mm clean import (minimum 150mm topsoil) be required for the garden areas. This should be in the form of a letter report (RemStrat) with an outline of how this will be validated (clean import documentation and pictures of placement).

Alternatively, the applicant may wish to undertake further sampling of the actual garden areas to build / confirm the results already obtained.

Regards,

Environmental Health