From: EHealth Consultation
Sent: 24 February 2023 08:52
To: Haywood, Ben
Cc: Planning (SMDC)
Subject: FW: Internal Consultation Letter - App ref DOC/2023/0001
Attachments: E_730715.DOC

Categories:

Hi Ben,

RE: Discharge of Condition 10 - for plots 112-117

Recommendation :
As with the previous 2 discharge requests for this site the condition **cannot be discharged yet**, as the applicant has not demonstrated that all the required remediation has been completed, most crucially no information on the installation of require red gas protection measures.

It is recommended that this omission is queried with the developer.

Further comments :

The request is essentially the same as DOC/2022/0051 & DOC/2022/0045, the full comments on those are reproduced below and applicable to this app also

- DOC/2022/0051; RE: Discharge of Condition 10 - for plots "10-16, 18-19, 20, 24"
- DOC/2022/0045; RE: Discharge of Condition 10 - for plots "1-4, 6-8, 9, 17, 23, 32-33 & 34"

Condition 10
No occupation shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a “long-term monitoring and maintenance plan”) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved for each phase.

Recommendation :
Condition cannot be discharged yet, due to lack of information, most notably no information on the installation of require red gas protection measures

Comments
The applicant has submitted a series of soil capping validation reports for the garden areas for plots; 1-4, 6-8, 9, 17, 23, 32-33 & 34; 10-16, 18-19, 20, 24 & now plots 112-117

Although, these are essentially fine, and generally demonstrate that the in the top 600mm are within agreed acceptance limits this is only part of the requirement for the agreed validation plan, set out in the agreed remediation strategy.

The agreed REM Strat is attached. The requirements for the verification report are outlined from section 4.1 onwards. Several general areas have not been included here notably the movement of material and demonstration that made ground has been removed. E.g. waste transfer notes of as was suggested in 4.17 a picture “Where natural strata are encountered before the full capping thickness, excavations can be stopped. Photographic evidence of the excavation surface will be required to confirm the presence of natural strata / absence of made ground”
It is also not obvious if a geotext membrane has been placed beneath this material.

This section should be re: read by the applicant / consultants to remind them of the agreed info. If the info is not available then we would expect this to be noted in the submitted validation report

The above noted, the omission of most concern is the lack of information on the gas protection installation. This is despite each verification document submitted here actually noting that this as a requirement of the verification plan, but then not providing it. This was considered slightly odd.

All the Best

Dan

Dr. Daniel McCrory
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ST13 6HQ

Dr. Daniel McCrory

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-----Original Message-----
From: Colgan, Denis <>
Sent: 09 February 2023 15:41
To: Mccrory, Daniel <>
Subject: FW: Internal Consultation Letter - App ref DOC/2023/0001

Hello Dan,

Old Cecily Mill (Bellway Homes) site DOC request on plots 112-117.

Thanks

Den

-----Original Message-----
From: Planning (SMDC) <Planning@staffsmoorlands.gov.uk>
Sent: 19 January 2023 15:27
To: EHealth Consultation <
Subject: Internal Consultation Letter - App ref DOC/2023/0001

Please find attached document

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