

From: [Lizzie Benefer](#)
To: [PScan1](#)
Subject: Fw: Planning Application 19/01068/DISC_A
Date: 01 September 2021 08:20:54

From: Anthony Futughe <Anthony.Futughe@West-Norfolk.gov.uk>
Sent: 31 August 2021 17:12
To: Lizzie Benefer <Lizzie.Benefers@West-Norfolk.gov.uk>
Cc: Fabia Pollard <fabia.pollard@West-Norfolk.gov.uk>
Subject: RE: Planning Application 19/01068/DISC_A

Hi Lizzie,

With reference to the above planning application, I have respectively reviewed the reports by Demeter Environmental Ltd below:

- Phase I Desk Study Report dated August 2021 with reference 21-04-06 Revision 1 and
- Phase I Desk Study Report dated May 2021 with reference 21-04-06 Revision 0.

I understand the former is a revised version of the latter, following a large fuel tank and its associated potential risk which was not covered/captured. Consequently, condition 9 and subsequent condition 10 were not recommended for discharge as the site characterisation was deemed to be unsatisfactory.

The revised Phase I report in addition to identifying multiple potential sources of contamination such as made ground, depot/vehicle parking/storage, use/storage of chemicals and/or fuel on the site also captured the said fuel tanks previously omitted. The tank which was identified by street level image of May 2009 on the southern face of the building on the northern boundary (3 m north), was removed by June 2016 while another tank was observed to the north (5.5 m) of the site. These tanks in addition to the previously identified sources were used to update the initial CSM as shown in Table 13 of the report, with a moderate risk assessment. Based on the identified contaminant linkages, further investigation was recommended by the report with the following objectives:

- to determine if made ground is present on the site and if present, is it impacted by elevated levels of contamination;
- to determine if the use of the site as part of a depot has impacted site soil;
- to determine if the tanks to the north of the site have impacted soils; and
- to determine if the site is impacted by ground gases.

From the above, it appears that the revised report has satisfactorily covered the potential sources of contaminants from a desk study and site walkover survey conducted. In which the numerous potential pollutant linkages have been risked assessed qualitatively to be moderate. This satisfies a part of condition 9 which requires "a survey of the extent, scale and nature of contamination" to be carried out. As a result, we are recommending a partial discharge of condition 9. In addition, the recommendation for an intrusive investigation as highlighted above is hereby permitted.

To this end, a Phase II intrusive report that will quantitatively assess the potential risks to human health, property, adjoining land, groundwaters and surface waters etc as state in condition 9 of the planning application, should be carried out.

Condition 10 cannot be commented on, until condition 9 is fully discharged following the recommended phase II and if need be, an appraisal of remedial options and remediation strategy.

Should additional information is required, please, do not hesitate to get in touch.

Kind regards,

Dr Anthony Futughe, MEnvSc., MNES, MRSB, FIMC, CMC

Senior Environmental Protection Officer

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Anthony.Futughe@West-Norfolk.gov.uk

From: Fabia Pollard <fabia.pollard@West-Norfolk.gov.uk>

Sent: 31 August 2021 11:42

To: Lizzie Benefer <Lizzie.Benefers@West-Norfolk.gov.uk>

Cc: Anthony Futughe <Anthony.Futughe@West-Norfolk.gov.uk>

Subject: RE: Planning Application 19/01068/DISC_A

Hi Lizzie

Anthony is picking this one up.

Cheers

Fabia

From: Lizzie Benefer <Lizzie.Benefers@West-Norfolk.gov.uk>

Sent: 27 August 2021 08:46

To: Fabia Pollard <fabia.pollard@West-Norfolk.gov.uk>

Cc: Anthony Futughe <Anthony.Futughe@West-Norfolk.gov.uk>

Subject: FW: Planning Application 19/01068/DISC_A

Morning Fabia,

Please see attached report for your further comments please. (Original comments attached).

Thanks,
Lizzie

From: Daniel Wallage <daniel.wallage@rcfwaite.co.uk>
Sent: 26 August 2021 16:56
To: Lizzie Benerfer <Lizzie.Benerfer@West-Norfolk.gov.uk>
Cc: callum491@hotmail.co.uk
Subject: Planning Application 19/01068/DISC_A

Dear Lizzie,

Further to my email this morning and in response to the comments made by the Consultees, please find attached an updated version copy of the contamination report.

Kind regards

Daniel

Daniel C R Wallage BA(Hons) MArch Pg Dip Arch RIBA
CHARTERED ARCHITECT / DIRECTOR

For
Richard C F Waite Architects
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