

From: Hardy, Lizzy <Lizzy.Hardy@iow.gov.uk>
Sent: 20 Mar 2023 05:02:36
To: DMSPlanning@iow.gov.uk
Cc:
Subject: FW: 22/02289/FUL | Proposed alterations and conversion of barn to form residential unit; relocation and reconstruction of barn framework and works to form a residential unit | Merston Valley Nurseries Merstone Lane Arreton Newport Isle Of Wight PO30
Attachments:

From: Wootton, Mark <Mark.Wootton@IOW.gov.uk>
Sent: 20 March 2023 16:35
To: Hardy, Lizzy <Lizzy.Hardy@iow.gov.uk>
Subject: RE: 22/02289/FUL | Proposed alterations and conversion of barn to form residential unit; relocation and reconstruction of barn framework and works to form a residential unit | Merston Valley Nurseries Merstone Lane Arreton Newport Isle Of Wight PO30 3DE

Hi Lizzy,

WPA came back to us with the following;

"Thank you for your instruction to review the documents attached to your email of 24/02/23. WPA's comments as follows: Submission provided - Phase 1 DTS for former Merstone Nurseries, Newport, IOW PO30 3DE. Document dated November 2022, prepared by Demeter Environmental. Also attached site walkover photos and an Environmental Report.

WPA notes the reporting conforms to the expectations of content in respect to the provision of a Phase 1 preliminary site investigation and a site reconnaissance visit. Environmental data and a site recon document of record has supported the reporting. A preliminary site conceptual model of contaminant linkages has been prepared and further invasive investigative action is recommended. This specifically targeting made ground, road plainings deposition and potential asbestos containing material. Further reporting and updating of the risk assessment, together with details of potential remediation (with soil/materials management processes to be included) is expected. We await further information to review. Any actions associated with mitigation/remediation must be verified before planning conditions can be finalised as met."

In light of these comments I therefore recommend that the following condition be applied to any consent that may be given;

No part of the development hereby permitted shall commence until there has been submitted to and approved in writing by the Local Planning Authority parts a) below. Parts b) and c) shall be required thereafter.

- a) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk-top study in accordance with BS10175: 2011+A2:2017 – "Investigation of Potentially Contaminated Sites – Code of Practice"; and, unless otherwise agreed in writing by the Local Planning Authority,*
- b) a remediation scheme to deal with any contaminant including an implementation timetable, monitoring proposals and a remediation verification methodology. The verification methodology shall include a sampling and analysis programme to confirm the adequacy of decontamination and an appropriately qualified person shall oversee the implementation of all remediation;*
- c) The investigator shall provide a report, which shall include confirmation that all remediation measures have been carried out fully in accordance with the scheme. The report shall also include results of the verification programme of post-remediation sampling and monitoring in order to demonstrate that the required remediation has been carried out.*

The construction of buildings shall not commence until such time as is approved by the Local Planning Authority.

Reason: to protect the environment and prevent harm to human health by ensuring that where necessary, the land is remediated to an appropriate standard in order to comply with Part IIA of the Environmental Protection Act 1990.

Please let me know if you have any queries,

Regards,

Mark Wootton | Senior EHP | Regulatory & Community Safety Services

