

Neil Thompson

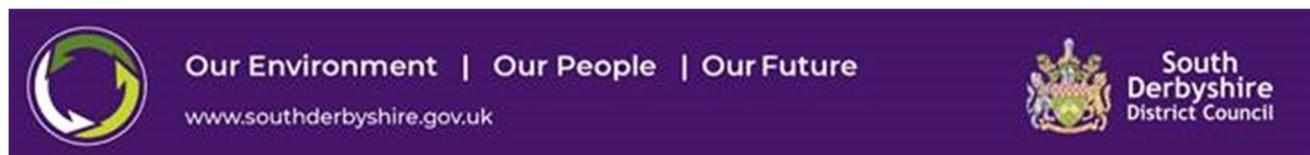
Subject: FW: DMPA/2021/1082

From: Matthew Holford <Matthew.Holford@southderbyshire.gov.uk>
Sent: 14 September 2021 17:00
To: John Mills <John.Mills@southderbyshire.gov.uk>
Cc: Neil Thompson <Neil.Thompson@southderbyshire.gov.uk>
Subject: RE: DMPA/2021/1082

Thanks John.

Neil – Please retain the condition as originally drafted

Matt Holford
Head of Environmental Services
T: 01283 595856
M: 07891 072081
www.southderbyshire.gov.uk



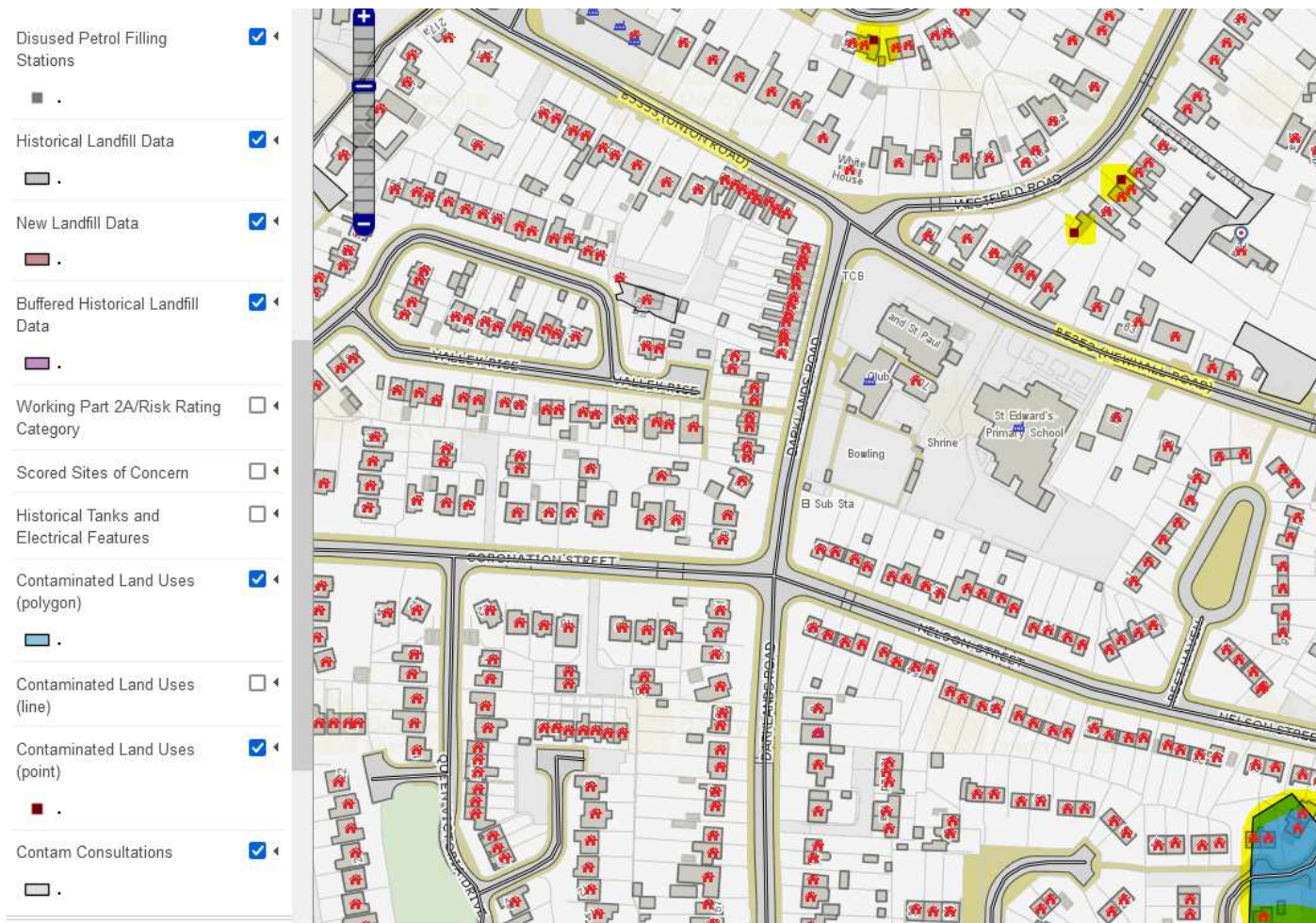
From: John Mills <John.Mills@southderbyshire.gov.uk>
Sent: 14 September 2021 16:49
To: Matthew Holford <Matthew.Holford@southderbyshire.gov.uk>
Cc: Neil Thompson <Neil.Thompson@southderbyshire.gov.uk>
Subject: RE: DMPA/2021/1082

Hi Matt,

It does appear that there are a few sources nearby which justified my comments. I've provided screen shot below crudely annotated to show the layers open in the mapping and potential problems..

This is considering a 250m buffer area, and I most likely previously has regard to the comments made by Tom Gunton in regards the polygon shaded grey next to the applicant site ref 9 2017 0307.

John



John Mills

Principal Environmental Health Officer
Environmental Protection

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From: Matthew Holford <Matthew.Holford@southderbyshire.gov.uk>

Sent: 14 September 2021 12:52

To: John Mills <John.Mills@southderbyshire.gov.uk>

Cc: Neil Thompson <Neil.Thompson@southderbyshire.gov.uk>

Subject: DMPA/2021/1082

Hi John

Can you help out with this planning question?

I recently commented on DMPA/2021/1082 (Civica ref 59139). I couldn't see any potential contaminated land polygons in our GIS layers, so I gave Neil a no observations response.

You commented on another application on the same site - 2018/0734 (Civica ref 49367) and you asked for a gas mitigation condition - you'd clearly seen an area of former sand and clay quarrying which you identified in your comments.

You've obviously seen something I haven't – can you shed any more light on it?
Also it gives me a bit of concern that that I'm potentially not seeing relevant layers on the GIS system which are relevant to planning responses.

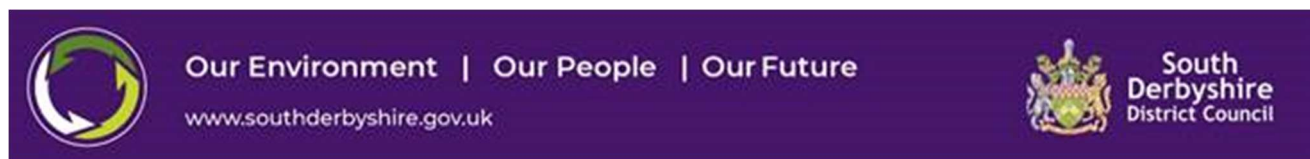
Matt Holford

Head of Environmental Services

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From: Neil Thompson

Sent: 13 September 2021 12:33

To: Matthew Holford <Matthew.Holford@southderbyshire.gov.uk>

Subject: RE: DMPA/2021/1038

Johns comments on 2018/0734.

Contaminated land

- ☐ I have consulted our records relating to the above site and I do not have any significant respect to contaminated land. However, the site is located within influencing distance of former quarrying of sand and clay, which was subsequently infilled; it is therefore a new development may be at risk from ground gas migration and ingress into the prop

Given the above and the potential for construction work to disturb the current ground creating a pollutant receptor; it is recommended that should planning permission be granted consent conditions are attached:

A) No development shall take place until a suitable scheme for the prevention of ground gas has been submitted to and approved in writing by the Local Planning Authority (LPA). The scheme shall be monitored for the presence of ground gas and a subsequent risk assessment shall be carried out in accordance with a scheme to be agreed with the LPA, which meets the requirements of section 3.1 of the Council's 'Guidance on submitting planning applications for land that is contaminated'.

- ☐ Upon completion of either, verification of the correct installation of gas prevention measures shall be submitted to and approved in writing by the LPA prior to the occupation of the development.

B) If during development any contamination or evidence of likely contamination is identified that has previously been identified or considered, then the applicant shall submit a written scheme of control that controls that contamination. This shall include a phased risk assessment carried out in accordance with the procedural guidance of the Environmental Protection Act 1990 Part 2A, and appropriate remediation proposals, and shall be submitted to the LPA without delay. The approved remediation measures shall be implemented to the satisfaction of the LPA.

Notes to Applicant:

Kind regards

Neil Thompson

Planning Officer – Service Delivery

T: 07920446816

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South
Derbyshire
District Council

From: Neil Thompson

Sent: 13 September 2021 12:21

To: Matthew Holford <Matthew.Holford@southderbyshire.gov.uk>

Subject: RE: DMPA/2021/1038

Think I may have the wrong number, lol.

It was this one.

DMPA/2021/1082

Dear Neil

I have no comments or concerns in relation to this application.

Matt Holford

Head of Environmental Services

T: 01283 595856

M: 07891 072081

www.southderbyshire.gov.uk

Kind regards

Neil Thompson

Planning Officer – Service Delivery

T: 07920446816

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