RE: DISC/25/0029, The Barns at Crosby Farm

Lee.Money
To Alice.Johnson

Reply | Reply All | Forward

Wed 26/03/2025 11:43

Start your reply all with: Thank you for the confirmation. | Thank you! | Great, thanks for confirming! | Feedback

Thanks Alice.

The additional information is satisfactory and the condition can be discharged.

Regards

Lee

Lee Money
Team Leader Pollution

RE: DISC/25/0029 The Barns at Crosby Farm Wicket Meadow Lyons Road EH response

Lee.Money
To Alice.Johnson

Reply | Reply All | Forward

Tue 11/03/2025 11:46

Hi Alice

Thanks for the re-consultation.

For condition 3 the submitted Desk Study Report has recommended that intrusive site investigation work is required as set out in the extract below. Further information will be required however part a) of condition 3 can be discharged.

"4.2 Recommendations At this stage and based on the findings of the desk study and preliminary risk assessment, the following scope of works is recommended for the intrusive investigation on the site.

- Intrusive investigation works should be carried out in order to clarify the geo-environmental issues pertaining to redevelopment of the site. Particularly pertaining to areas of proposed new soft landscaping
- Soil sampling and analysis should be undertaken to inform subsequent geo-environmental risk assessment.
- Laboratory analysis on soil samples recovered from the exploratory holes, for an analytical suite to include the potential contaminants identified within the desk study and encountered during any intrusive investigation. The suite should include commonly occurring metals, non-metals, asbestos, TPH, and PAH. Testing for pesticides should also be undertaken.

It may be necessary to undertake remediation/risk mitigation measures on this site to break contamination linkages and thus protect key receptors such as human health, controlled waters, built environment, soft landscaping and the like. The requirement and extent of any such remediation cannot be determined until such time as an intrusive investigation and associated testing has been completed."

As discussed for condition 4 I need to see a detailed drawing of the scheme showing rainwater harvesting tank, feed pipe runs, treatment plant and supply side distribution pipework.

Regards

Lee

Lee Money
Team Leader Pollution

RE: DISC/25/0029 The Barns at Crosby Farm Wicket Meadow Lyons Road EH response

Lee.Money
To Alice.Johnson

Reply | Reply All | Forward

Wed 05/03/2025 12:23

You replied to this message on 07/03/2025 08:49.

Hi Alice

There doesn't appear to be anything submitted to discharge condition 3 (contamination)?

For condition 4 (water neutrality) further details of the rainwater harvesting scheme are required as set out in the condition.

A site plan should be provided showing the location of the RWH tank with all collection and supply side pipe work and location of treatment units. It should be noted that the DWI technical guidance advises that water used for washing machines etc is regarded as water for sanitary purposes under the relevant legislation and is required to be treated.

Regards

Lee

Lee Money
Team Leader Pollution