From: Andrew , Hannah
To: Adrian Read
Subject: FW: Query relating to 17/00356/PREAPP - Land West Of Barnburgh Lane Barnburgh Doncaster
Date: 17 January 2018 09:13:28
Attachments: image005.png
Barnburgh railway cutting.docx
192-SK-001 rev. A - Landscape Survey - 12 May 17.pdf
192-SK-003 rev. A - Sectional Elevations - 12 May 17.pdf

Adrian,

I have been passed your email to respond to. I dealt with the original query on relation to this project on Barnsley's side so I will probably be your best first point of contact at BMBC moving forward, albeit I think it is likely Doncaster will deal with the final application.

I have liaised with John Scott regarding his proposal and he has no comments / concerns to raise.

Kind regards

Hannah Andrew
Senior Planner
Planning and Building Control
Barnsley MBC

Tel: 01226 775752

From: Smith , Matthew
Sent: 16 January 2018 12:38
To: Andrew , Hannah
Subject: FW: Query relating to 17/00356/PREAPP - Land West Of Barnburgh Lane Barnburgh Doncaster

Hannah,

Can you deal with the enquiry below. Thanks.

Matthew

Matthew Smith
Group Leader (Outer Team)
Development Management
Barnsley MBC
Planning and Transportation
PO Box 604
Barnsley
South Yorks
S70 9FE
Tel: 01226 772583

From: Adrian Read [mailto:Adrian.Read@tieruk.com]
Sent: 16 January 2018 09:48
To: Scott , John
Cc: DevelopmentControl & DevelopmentManagement; Callum Jones
Subject: Query relating to 17/00356/PREAPP - Land West Of Barnburgh Lane Barnburgh Doncaster

Good morning John,

I have been provided your details by Geraldine Annis-Potter from Doncaster Council in relation to the proposed infilling of a disused railway cutting at Land West Of Barnburgh Lane Barnburgh Doncaster. The area in question is outlined in red on the attached Landscape Survey and I have attached some sectional elevation drawings for your information as well.

Geraldine has advised me that we contact you and your planning department to make you aware of the scheme and our involvement.

Geraldine has had some input on a pre-application enquiry response which I have attached for your reference and we have been employed by our client to address items in the attached document pertaining to Land Pollution, specifically:

[Item 1] *The area in question adjoins a former colliery site which is noted to have run off by inspections undertaken by the South Yorkshire Mining Advisory Service (SYMAS), as such advice should be sought from SYMAS about the implications this may have on the development.*

[Item 2] *Council records show the railway cutting has already been partially in filled and as such is on our landfill register; there is concern that the works proposed could have a detrimental effect on the landfill, for example may release waste or damage any cap which is in place.*

[Item 3] *With regards to the in filled material, to safeguard future site users Pollution Officers would need to ensure the material in question is not combustible, does not pose a ground gas risk, and is not above the POS generic assessment criteria for soils.*

[Item 4] *Consideration should also be given to any controlled waters in the vicinity, with any leachable material being risk assessed to ensure it doesn't pose a risk to surface/ground waters in the vicinity.*

[Item 5] *It is advised the above areas of concern should be investigated/risk assessed further, it may be specific conditions are required to safeguard human health and the wider environment. "*

We have proposed to produce a Preliminary Risk Assessment (PRA) which would include a Preliminary Conceptual Site Model and commence engagement with SYMAS as part of that report. Geraldine regarded this as being satisfactory for pre-planning submissions at this stage, with further testing and intrusive investigations being undertaken to discharge any associated Conditions. The rationale is that the PRA would inform the nature and extent of proposed investigations, sampling rates and suites of laboratory chemical analyses in a logical manner in accordance with CLR11.

It would be appreciated if you could confirm whether Barnsley Council will be required to have any active involvement going forward, so that I may copy you in on information as and when it becomes available?

Kind regards,

Adrian

Adrian Read
Principal Geoenvironmental Engineer

Tier Environmental Ltd
Chadwick House, Birchwood Park, Warrington, WA3 6AE

Tel: (01925) 819388
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From: Annis-Potter, Geraldine [mailto:Geraldine.Potter@doncaster.gov.uk]
Sent: 13 December 2017 10:58
To: Adrian Read
Subject: RE: Query relating to 17/00356/PREAPP

Hello Adrian
Yes your proposal seems fine to me, I think the discussions with SYMAS are essential. I would also advise you contact the planning department at Barnsley Council, and the Contaminated Land Officer, John Scott, and make them aware of the proposed scheme.

I look forward to receiving your PRA in due course,

Kind regards
Geraldine.

Geraldine Annis-Potter
Senior Pollution Control Officer
Regeneration and Environment
Doncaster Council

Phone 01302 552825
Address Floor 4, Civic Office, Waterdale, Doncaster DN1 3 BU
Email geraldine.annis.potter@doncaster.gov.uk

Website www.doncaster.gov.uk

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Please treat the content of this email as confidential. If you have received this email and it is not addressed to you please accept my apologies and inform me as soon as possible.

From: Adrian Read [mailto:Adrian.Read@tieruk.com]
Sent: 12 December 2017 10:45
To: Annis-Potter, Geraldine
Subject: Query relating to 17/00356/PREAPP

Geraldine,

We have been asked by our Client MHH Contracting Ltd to provide a fee for pre-planning elements (geoenevironmental) for the proposed infilling of a disused railway cutting at Land West Of Barnburgh Lane Barnburgh Doncaster .

We have been provided the attached pre-application enquiry response and I refer you to the section entitled 'Land' on page 5 of the attached document.

Please could you confirm what you would expect to see at this stage with respect to pre-planning and which elements you would anticipate to be conditioned? Specifically:

[Item 1] *The area in question adjoins a former colliery site which is noted to have run off by inspections undertaken by the South Yorkshire Mining Advisory Service (SYMAS), as such advice should be sought from SYMAS about the implications this may have on the development.*

[Item 2] *Council records show the railway cutting has already been partially in filled and as such is on our landfill register; there is concern that the works proposed could have a detrimental effect on the landfill, for example may release waste or damage any cap which is in place.*

[Item 3] *With regards to the in filled material, to safeguard future site users Pollution Officers would need to ensure the material in question is not combustible, does not pose a ground gas risk, and is not above the POS generic assessment criteria for soils.*

[Item 4] *Consideration should also be given to any controlled waters in the vicinity, with any leachable material being risk assessed to ensure it doesn't pose a risk to surface/ground waters in the vicinity.*

[Item 5] *It is advised the above areas of concern should be investigated/risk assessed further, it may be specific conditions are required to safeguard human health and the wider environment. "*

I propose to produce a Preliminary Risk Assessment (PRA) which would include a Preliminary Conceptual Site Model and commence engagement with SYMAS as part of that report. Would you regard this as being satisfactory for pre-planning submissions at this stage, with further testing and intrusive investigations being undertaken to discharge associated Conditions? The rationale is that the PRA would inform the nature and extent of proposed investigations, sampling rates and suites of laboratory chemical analyses in a logical manner in accordance with CLR11.

I hope that the above is clear; however, please do not hesitate to contact me with any queries.

Regards,

Adrian

Adrian Read
Principal Geoenvironmental Engineer

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