

## Brooke Bournague

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**Subject:** FW: Planning Application PLAN/2020/0568

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-----Original Message-----

From: James Potter

Sent: 18 November 2020 12:06

To: Brooke Bournague

Subject: RE: Planning Application PLAN/2020/0568

Hi Brooke,

I have reviewed the information on the portal and there seems no change to that we discussed previously - see attached email from 1/10/20.

The site investigation report IDOM GEA22102-20-268 Sept 2020 submitted re 2020/0568 recommends further investigation under the building footprints. In view of previous uses at the site and the lack of any remedial information when the site was developed into offices, this is agreed with.

After review of all the information I recommend the following 3 conditions - the first one is site specific as shown in capitals, as I can't seem to be able to highlight in bold.

Thanks

James

### AT3 Contamination – Investigation and Risk Assessment

Prior to the commencement of the development (except demolition and site clearance) **FURTHER** contaminated land site investigation and risk assessment, **SHALL BE** undertaken in accordance with the **RECOMMENDATIONS OF IDOM REPORT IDOM-GEA 22102-20-268 Sept 2020**. **THE FINDINGS SHALL BE** reported in accordance with the standards of DEFRA's and the Environment Agency's Model Procedures for the Management of Contaminated Land (CLR 11) and British Standard BS 10175, shall be submitted to and approved in writing by the Local Planning Authority (including any additional requirements that it may specify). If applicable, ground gas risk assessments should be completed in line with CIRIA C665 guidance.

Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land, making the land suitable for the development hereby approved without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment. This condition is required to be addressed prior to commencement in order that the ability to discharge its requirement is not prejudiced by the carrying out of building works or other operations on the site.

### AT4 Contamination – Remediation Method Statement

Prior to the commencement of the development (except demolition and site clearance) a detailed remediation method statement shall be submitted to and approved in writing by the Local Planning Authority (including any additional requirements that it may specify). The remediation method statement shall detail the extent and method(s) by which the site is to be remediated, to ensure that unacceptable risks are not posed to identified receptors at the site and shall detail the information to be included in a validation report. The remediation method statement shall also provide information on an suitable discovery strategy to be utilised on site should contamination manifest itself during site works that was not anticipated. The Local Planning Authority shall be given a minimum of two weeks written prior notice of the commencement of the remediation works on site. The development shall then be undertaken in accordance with the approved details.

Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land, making the land suitable for the development hereby approved without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment. This condition is required to be addressed prior to commencement in order that the ability to discharge its requirement is not prejudiced by the carrying out of building works or other operations on the site.

## AT5 Contamination – Remediation Validation Report

Prior to the first occupation of the development hereby permitted, a remediation validation report for the site shall be submitted to and approved in writing by the Local Planning Authority. The report shall detail evidence of the remediation, the effectiveness of the remediation carried out and the results of post remediation works, in accordance with the approved remediation method statement and any addenda thereto, so as to enable future interested parties, including regulators, to have a single record of the remediation undertaken at the site. Should specific ground gas mitigation measures be required to be incorporated into a development the testing and verification of such systems shall have regard to CIRIA C735 guidance document entitled 'Good practice on the testing and verification of protection systems for buildings against hazardous ground gases' and British Standard BS 8285 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings.

Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land, making the land suitable for the development hereby approved without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment.