

Warning External

From: John Mills
Sent: 19 Jul 2021 08:48:58 +0000
To: Development Control
Cc: John Mills
Subject: Our ref: 21/06889/PLACON Your ref: 21/00473/FL

I can confirm that I have no objections to the proposals in principle.

I have considered the phase 1 desk top study submitted in support of the application. The conclusions of the report are accepted, and as part of the site's redevelopment the study advises further remedial works in chapter 9.

I therefore recommend the following condition:

1 Before the commencement of the development hereby approved:

Works identified in the Remediation Strategy submitted with the application Report ref 15-10-02 shall be undertaken in accordance with the scheme in that report. The Remediation works shall ensure that the development will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

The developer shall give at least 14 days notice to the Local Planning Authority (Environmental Health Division) prior to commencing works in connection with the remediation scheme.

2 No [dwellings/buildings] hereby approved shall be occupied until:

- a) The approved remediation works required by 1 above have been carried out in full in compliance with the approved methodology and best practice.
- b) If during the construction and/or demolition works associated with the development hereby approved any suspected areas of contamination are discovered, then all works shall be suspended until the nature and extent of the contamination is assessed and a report submitted and approved in writing by the Local Planning Authority and the Local Planning Authority shall be notified as soon as is reasonably practicable of the discovery of any suspected areas of contamination. The suspect material shall be re-evaluated through the process described in the Phase I contaminated land assessment (desk-study) ref 15-10-02 submitted with the application and through the process described in 1 above and,
- b) Upon completion of the remediation works required by 1 above a validation report prepared by a competent person shall be submitted to and approved in writing by the Local Planning Authority. The validation report shall include details of the remediation works and Quality Assurance/Quality Control results to show that the works have been carried out in full and in accordance with the approved methodology. Details of any validation sampling and analysis to show the site has achieved the approved remediation standard, together with the necessary waste management documentation shall be included.

REASON: To protect future occupiers of the development, buildings, structures/services, ecosystems and controlled waters, including deep and shallow ground water

Kind regards,

John Mills

Principal Environmental Health Officer

Environmental Protection

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