

P2019/5646 Land Contamination Conditions Removal

The land contamination Pre-Commencement Conditions

3.(i) a desk top study to identify all previous uses at the site and potential contaminants associated with those uses and the impacts from those contaminants on land and controlled waters. The desk study shall establish a 'conceptual site model' (CSM) which identifies and assesses all identified potential source, pathway, and receptor linkages;

This has been addressed in the Preliminary Investigation Report (PIR) (2270010 Desk Study 28-11-19) Attached as a separate Document.

3.(ii). an intrusive investigation to assess the extent, scale and nature of contamination which may be present, if identified as required by the desk top study;

Intrusive investigation, addressed in the Ground Investigation Report (GIR). (2270010 Report 28-11-19)

3.(iii). an assessment of the potential risks to:

- human health,
- groundwater and surface waters
- adjoining land,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,- ecological systems,
- archaeological sites and ancient monuments; and
- any other receptors identified at (i)

risk assessment addressed in the Ground Investigation Report (GIR). (2270010 Report 28-11-19)

3.(iv). an appraisal of remedial options, and justification for the preferred remedial option(s).

discussion of remediation all addressed in the Ground Investigation Report (GIR). (2270010 Report 28-11-19)

3.(v). A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Validation as such should not be required, other than confirmation that the site has been capped in accordance with the development proposals and recommendations in the report, confirmation of no barrier pipe was required/installed no portable water requirement for the building, details of any contaminated material removed from the site, and confirmation of whether any further evidence of contamination was observed during the development and if so, how this was dealt with will be recorded.

3.(VI). the foundation and hard standing design intentions

Foundation Design Specifies Capping and foundation design to minimise cross-contamination (LS386 - 001A)

4. No development shall commence on site until a remediation scheme to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, buildings, other property and the natural and historic environment shall be prepared and submitted to and approved in writing with the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives, remediation criteria and site management procedures. The measures proposed within the remediation scheme shall be implemented in accordance with an agreed programme of works.

discussion of remediation all addressed in the Ground Investigation Report (GIR). (2270010 Report 28-11-19)

5 Prior to beneficial use of the proposed development commencing, a verification report which demonstrates the effectiveness of the agreed remediation works carried out in accordance with condition 4 shall have been submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be carried out in accordance with the approved details.

A position for sampling will be incorporated into ground outside of the capping to allow sampling after the building has been completed.

6. Prior to the operation of the development, a long-term monitoring plan for land contamination shall be submitted and approved in writing by the Local Planning Authority. The long-term monitoring plan should include:

- Details of the methods and triggers for action to be undertaken*
- Timescales for the long-term monitoring and curtailment mechanisms e.g. a scheme of monitoring for 3 years unless the monitoring reports indicate that subsequent monitoring is or is not required*

(for x years)

- Timescales for submission of monitoring reports to the LPA e.g. annually*
 - Details of any necessary contingency and remedial actions and timescales for actions*
 - Details confirming that the contingency and remedial actions have been carried out*
- The monitoring plan shall be carried out in accordance with the approved details, within the agreed timescales.*

To be determined after ground contamination report from the excavation.