

Application	DC/22/93188
Please ask for	Rachael Morris
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PAUL KNOWLES
C/O KEA ARCHITECTURE
UNIT 18 D
CHILTERN COURT
ASHERIDGE ROAD
CHESHAM
HP5 2PX

Friday 6th December 2024

Dear Mr Knowles,

Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

In pursuance of their powers under the above Act and in accordance with your application received on 07 June 2022 and made valid on 07 June 2022, the Council, as Local Planning Authority hereby confirm the status of the following conditions in respect of:

Application No: DC/22/93188

Description: Discharge of conditions 4 (method statement), 5 (remediation measures) and 6 (remediation works implemented) of planning permission F/21/91183 for erection of Units 1-4 for flexible industrial use (Use Classes B2 and B8) and Unit 5 for builders' merchant and external storage, including storage, distribution and ancillary trade counter (Sui Generis Use).

Site: LAMBERT BROTHERS HAULAGE LTD, WOODSIDE AVENUE, EASTLEIGH, SO50 4ZR

Condition	Details	Compliance and Date
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4	Prior to the removal of the fuel tanks on the site, a method statement setting out how the tanks will be removed from the site and how the land beneath the tanks will be investigated for contaminants shall be submitted to and approved in writing by the Local Planning Authority. The removal of the fuel tanks and site investigation works in this area shall be then undertaken in accordance with the approved details and a report documenting the ground conditions and results of the site investigation shall then be submitted to and approved in writing by the Local Planning Authority prior to any further development works (excluding demolition works) being undertaken on site. Document: Ground Investigation Report (0309046/CW/CK)	<u>Details approved</u> <u>06/12/2024</u>
5	No work shall commence on site (other than demolition, excluding the removal of the fuel tanks unless otherwise approved by Condition 4) until a detailed site-specific scheme for remedial works and measures to be undertaken to avoid the risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring, has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include nomination of a competent person to oversee the implementation of the works. Document: Ground Investigation Report (0309046/CW/CK)	<u>Details approved</u> <u>06/12/2024</u>

6	The development hereby permitted shall not be occupied/brought into use until there has been submitted to the Local Planning Authority (LPA) verification by the competent person approved under the provisions of condition 5 that any remediation scheme required and approved under the provisions of condition 5 has been implemented fully in accordance with the approved details (unless varied with the written permission of the LPA in advance of implementation). Unless agreed in writing with the LPA such verification shall comply with UK Land Contamination Risk Management (LCRM) and the guidance contained in EA Guidance for the Safe Development of Housing on Land Affected by Contamination - R&D Publication 66: 2008. Typically such a report would comprise: a. A description of the site and its background, and summary of relevant site information, b. A description of the remediation objectives and remedial works carried out, c. Verification data, including - data (sample locations/analytical results, as built drawings of the implemented scheme, photographs of the remediation works in progress, etc., and d. Certificates demonstrating that imported and / or material left in situ is free from contamination, gas / vapour membranes have been installed correctly. Document: Ground Investigation Report (0309046/CW/CK)	<u>Details approved</u> <u>06/12/2024</u> Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 5.
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Yours faithfully,



Nicholas Parker
Planning Manager