

DETAILS IN SUPPORT OF CONDITION 27

Condition 27 of approved planning permission F/20/89500 requires:

CONDITION 27:

“The development hereby permitted shall not be occupied / brought into use until there has been submitted to the LPA verification by the competent person approved under the provisions of condition 26 that any remediation scheme required and approved under the provisions of condition 26 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 work in progress, etc.*
- d) Certificates demonstrating that imported and/or material left in situ is free from contamination, gas/vapour membranes have been installed correctly.*

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 26.”

For clarity condition 26 required:

CONDITION 26:

“All work on site shall comply with the recommendations of the Ground Investigation Report Final ref GE18771-GIRv4.0 dated 26.7.2022 , Ground Water Monitoring Letter (dated 14 April 2021), Analytical report 20-19015-2, Analytical report 20-19261-2 and in accordance with BS10175:2011+A2:2017, and BS 8576:2013. Any imported soils to the site shall be certified as clean and non-contaminated.”

Following the investigations and ground works undertaken in connection with condition 26 no ground contamination has been discovered or reported, as such none of the remediation works detailed and required by condition 27 are necessary.

To date, there has been no unexpected contamination found during the ground works on the site, or through the construction stage, as such there is no requirement for a remediation strategy, and nothing to submit for approval to the Local Planning Authority for formal discharge in connection with condition 27.