

Jack Bradley

From: ERS Pollution <ers.pollution@publicagroup.uk>
Sent: 27 April 2021 16:19
To: Ryan Gunn; ERS Pollution
Cc: Miranda Clark; Richard Holloway
Subject: RE: 20/02391/FUL - Owen Mumford

Dear Ryan,

Thank you for your email and time on the phone.

The information you have provided is considered sufficient to facilitate the discharge of the pre commencement part of condition 19 (20/02391/FUL).

Regards

Jackie McLaren
Senior Officer - ERS

Technical Pollution Team



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From: Ryan Gunn <RGunn@ridge.co.uk>
Sent: 27 April 2021 16:02
To: ERS Pollution <ers.pollution@publicagroup.uk>
Cc: Miranda Clark <Miranda.Clark@publicagroup.uk>; Richard Holloway <RHolloway@ridge.co.uk>
Subject: RE: 20/02391/FUL - Owen Mumford

Jackie,

Thank you for taking my call earlier.

As discussed there is currently a proposed waste compound at the western extents of the site, within the same footprint of existing hardstanding which has a helipad located at the corner. As mentioned, we were not aware of this until reviewing your email below and verifying with other stakeholders – we wished to check that what you mentioned below did not clash with proposed plans.

The waste compound is to sit directly on hardstanding, within the exact same footprint as existing hardstanding, which the aforementioned helipad forms the south-eastern corner. It is anticipated that some limited removal of existing

macadam/subbase from the helipad will be removed and replaced with suitable macadam. The works in this area are envisaged to comprise resurfacing and no significant groundworks are expected. The likely receptors during these works will be groundworkers; salient risks to groundworkers should be properly mitigated with good working practices (i.e. PPE, wash/mess facilities, watching brief). If at any time the groundworkers find any previously unidentified contamination, this material will be reported to Ridge through the process of a Watching Brief and Discovery Strategy. Moreover, it can be expected that the removal of existing macadam and subbase will remove any salient Made Ground soils.

The proposed commercial human health end users are unlikely to be exposed any potentially contaminated ground as the waste compound is laid to hardstanding. Furthermore, the proposed commercial building and car park is somewhat away from the waste compound.

In light of the above, and following a review of the email below, we deem no restrictions to development with respect to contaminated land, assuming proper actions (i.e. Watching Brief) are implemented.

Your prompt approval/response to the above will be much appreciated to avoid delays to sign works.

Thank you.

Ryan Gunn
Geo-Environmental Engineer
For Ridge and Partners LLP

Office: 01962 834 400 Mobile: 07824 491 350

Offices rgunn@ridge.co.uk www.ridge.co.uk [email disclaimer](#)



From: ERS Pollution <ers.pollution@publicagroup.uk>

Sent: 27 April 2021 14:11

To: Ryan Gunn <RGunn@ridge.co.uk>

Cc: Miranda Clark <Miranda.Clark@publicagroup.uk>; Richard Holloway <RHolloway@ridge.co.uk>

Subject: RE: 20/02391/FUL - Owen Mumford

Dear Ryan,

Thank you for your email and the clarification. If the helipad and the western part of the site (referred to below) fall outside of the area detailed in the planning application then the information submitted to date is considered sufficient to facilitate the discharge of the pre commencement part of condition 19 (20/02391/FUL). The last section of Condition 19 is as follows:

If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures.

Regards

Jackie McLaren
Senior Officer - ERS

Technical Pollution Team



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From: Ryan Gunn <RGunn@ridge.co.uk>

Sent: 27 April 2021 12:34

To: ERS Pollution <ers.pollution@publicagroup.uk>

Cc: Miranda Clark <Miranda.Clark@publicagroup.uk>; Richard Holloway <RHolloway@ridge.co.uk>

Subject: RE: 20/02391/FUL - Owen Mumford

Jackie,

Additional works to those already in the existing Ground Condition Assessment have not currently been undertaken.

The outcome of the GCA reported the following:

Whilst the former helipad towards the far north-west of the site was not directly targeted during the investigation, this feature is not included within the current development proposals. Continued use as hardstanding is unlikely to cause any significant harm to human health receptors or controlled waters. There is currently deemed to be a low risk to human health receptors from inhalation of soil vapour, owing to the absence of hydrocarbon-specific contamination encountered during the investigation. This area and the western part of the site will not be disturbed as part of the development proposals and will remain as they are, with no change in the identified pollutant linkages.

The overall risk posed to a commercial use on site is deemed to be Low.

Future development within the area to the west of our site presumably would be subject to a further planning application, conditions attached to which would ensure the area is investigated.

I welcome your thoughts.

Kind regards,

Ryan Gunn
Geo-Environmental Engineer
For Ridge and Partners LLP

Office: 01962 834 400 Mobile: 07824 491 350

Offices rgunn@ridge.co.uk www.ridge.co.uk [email disclaimer](#)



From: ERS Pollution <ers.pollution@publicagroup.uk>

Sent: 27 April 2021 11:06

To: Ryan Gunn <RGunn@ridge.co.uk>

Cc: Miranda Clark <Miranda.Clark@publicagroup.uk>

Subject: RE: 20/02391/FUL - Owen Mumford

Dear Ryan,

Thank you for your email. Apologies for the confusion I believe we have had that version of the Ground Contamination Assessment before. I was referring back to the email below from 20 January 2021 which refers to further investigation along the western boundary of the site. Is this work still to be completed?

Regards

Jackie McLaren
Senior Officer

☎ Forest of Dean District Council (01594) 810000
☎ West Oxfordshire District Council (01993) 861000
☎ Cotswold District Council (01285) 623000

✉ ers@publicagroup.uk

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From: Claudia Jones [<mailto:CJones@ridge.co.uk>]

Sent: 20 January 2021 11:41

To: Miranda Clark

Cc: Giles Brockbank

Subject: RE: 20/02391/FUL - Owen Mumford

Hi Miranda,

Please see a link below to the updated Desk Top Study and Ground Contamination Assessment. That link also includes the previous reports that the EHO could not get hold of previously due to the link expiring. Please note the LPA have 7 days to access the link with the documents below otherwise it will expire again.

<https://we.tl/t-9Z8n1i4cDJ>

For ease, I've set out below the answer to the outstanding comments from the EHO:

1. I can confirm the reports contained within the above link are final copies.
2. The previous environmental reports are contained within the link above.
3. In response to the query re. the helipad, this will be looked into further during the western boundary investigation.
4. Section 7.2.2 of the DTS now considers inhalation vapours.
5. Section 4.3 of GCA now considers inhalation of impacted vapours pathway.

I believe that now covers all comments. Please can you forward onto the EHO and confirm receipt of this email.

Kind regards,

Claudia Jones MSc (Hons)
Planner
For Ridge and Partners LLP

Direct Dial: 01242 507482 Office Tel: 01242 230066
Cheltenham Office cjones@ridge.co.uk www.ridge.co.uk [social media](#)
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From: Ryan Gunn <RGunn@ridge.co.uk>
Sent: 21 April 2021 13:52
To: ERS Pollution <ers.pollution@publicagroup.uk>; Miranda Clark <Miranda.Clark@publicagroup.uk>
Subject: RE: 20/02391/FUL - Owen Mumford

Jackie / Miranda,

Now that the council has both reports (the Desk Top Study and Ground Condition Assessment), can we establish exactly what is required going forward. The upper risk rating from potential sources of contamination to identified receptors was considered to be **Low**. Can Condition 19 now be discharged?

Kind regards,

Ryan Gunn

Mobile: 07824 491 350

From: Ryan Gunn <RGunn@ridge.co.uk>
Sent: 19 April 2021 11:22
To: ERS Pollution <ers.pollution@publicagroup.uk>
Cc: Richard Holloway <RHolloway@ridge.co.uk>
Subject: RE: 20/02391/FUL - Owen Mumford

Jackie,

Thank you for getting back to me.

Version B of the Desk Top Study is the most recent version of this report. So the report included within your attached email is correct.

Please find attached the most recent version of the Ground Condition Assessment detailing the intrusive investigation undertaken to date. Section 7.2.1 I believe pertains to my points below.

Can you confirm this report is satisfactory to meet the requirements of Condition 19?:
Condition 19 states that *no development shall take place until a site investigation of the nature and extent of contamination (as detailed in the Ridge Desk Study August 2020) has been carried out in accordance with a methodology which has previously been submitted to and approved in writing by the local planning authority.*

I look forward to hearing from you.

Kind regards,

Ryan Gunn

Mobile: 07824 491 350

From: ERS Pollution <ers.pollution@publicagroup.uk>
Sent: 19 April 2021 10:50
To: Ryan Gunn <RGunn@ridge.co.uk>
Subject: FW: 20/02391/FUL - Owen Mumford

Dear Mr Gunn,

The most recent correspondence I could see relating to the application is attached to this email. As far as I can see we have not received the most recent report referred to in the email. Has this report now been completed?

Regards

Jackie McLaren
Senior Officer

☎ Forest of Dean District Council (01594) 810000
☎ West Oxfordshire District Council (01993) 861000
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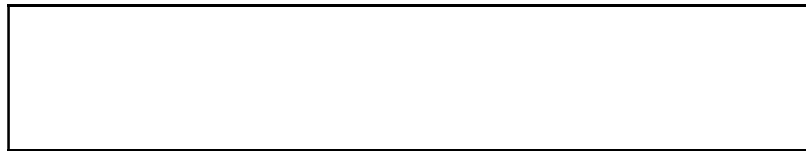
From: Miranda Clark <Miranda.Clark@publicagroup.uk>
Sent: 12 April 2021 16:27
To: Jackie McLaren <Jackie.McLaren@publicagroup.uk>
Subject: RE: 20/02391/FUL - Owen Mumford

Hi Jackie

Yes I think that the attached was the most recent documentation received regarding the above site. Happy for you forward the attached email chain.

Thanks
Miranda

Miranda Clark
Senior Planner (Development Management)



From: Jackie McLaren
Sent: 12 April 2021 13:45
To: Miranda Clark
Subject: FW: 20/02391/FUL - Owen Mumford

Hi Miranda,

I have received the email below related to planning application 20/02391/FUL. The most recent correspondence I could see relating to the application is attached. As far as I can see we have not received the most recent report referred to in the email. I just wanted to check it is ok for me to forward the attached email chain to Ryan Gunn (Ridge) in response to his email below.

Regards

Jackie

Jackie McLaren
Senior Officer - ERS



From: Ryan Gunn <RGunn@ridge.co.uk>
Sent: 09 April 2021 11:35
To: ERS <ers@publicagroup.uk>
Subject: 20/02391/FUL - Owen Mumford

Karen,

Thank you for getting back to me. Apologies I missed your call earlier. My query relates to the following planning application: 20/02391/FUL. Specifically, I am involved with condition 19, relating to contaminated land.

Condition 19 states that *no development shall take place until a site investigation of the nature and extent of contamination (as detailed in the Ridge Desk Study August 2020) has been carried out in accordance with a methodology which has previously been submitted to and approved in writing by the local planning authority.*

Can we establish exactly what is required going forward...The findings of our Desk Study (Ref: 5011783-RDG-XX-ST-DOC-C-00DTS01(B)) conclude that further works in terms of refining contamination risk levels are not required. However, we did recommend a Watching Brief during future groundworks. This is on the basis that the upper risk rating from potential sources of contamination to identified receptors was considered to be **Low**.

It should also be noted that a subsequent Ground Investigation has been undertaken.

Can we establish exactly what is required to enable discharge of the condition? Thank you.

I understand you are on leave next week. Is there anyone that can look at this in your absence?

Kind regards,

Ryan Gunn
Geo-Environmental Engineer
For Ridge and Partners LLP

Office: 01962 834 400 Mobile: 07824 491 350

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