

Abigaile Ashington-Pickett

From: Abigaile Ashington-Pickett
Sent: 04 January 2022 11:38
To: Abigaile Ashington-Pickett
Subject: FW: 20/00395/COND Lidl - Development Site at 40-52 Upper High Street, Epsom

From: steven.dempsey@obsidian-geoconsulting.co.uk <steven.dempsey@obsidian-geoconsulting.co.uk>
Sent: Tuesday, November 23, 2021 9:22 AM
To: Abigaile Ashington-Pickett <Abigaile.Ashington-Pickett@lidl.co.uk>
Subject: RE: 20/00395/COND Lidl - Development Site at 40-52 Upper High Street, Epsom

Abigaile,

Further to your request in relation to the condition specific requests made by the local authority and highlighted in the table below, I have addressed each item below:

15	Unexpected contamination	Condition requested by NS. Application has not yet been made. Lidl and Obsidian confirm that all works disturbing the ground have been completed and no unexpected contamination has been found. If an application is made to discharge this condition supported by a reasoned statement by Obsidian to this effect, NS will recommend that this condition be discharged.
16	Monitoring and maintenance	NS's original memo to planning shows that this condition was requested by NS. An application to discharge has not yet been made. Obsidian's view is that as there is no residual ground gas issue and similarly no long-term risk to groundwater, there will be no need for long term monitoring and assessment. If an application is made to discharge this condition supported by a reasoned statement by Obsidian to this effect, NS will recommend that this condition be discharged.

Condition 15

I confirm that we have not been made aware by Adston or Lidl that any unexpected contamination has been identified during the construction works. Obsidian have not been required to attend site to inspect or assess any unexpected contamination. Further to this, during the times that Obsidian have been in attendance on site, we have not observed any unexpected contamination.

Condition 16

The mitigation measures deployed on site will break the potential pathways that were identified during the previous phases of investigation and assessment. These include the removed tank infrastructure, installed membrane and clean cover installed. As a result there will be no requirement for long term monitoring or assessment.

Kind Regards

Steven

Steven Dempsey BSc(Hons) MSc CGeol EurGeol FGS
Director

From: Abigaile Ashington-Pickett <Abigaile.Ashington-Pickett@lidl.co.uk>
Sent: 15 November 2021 10:51
To: steven.dempsey@obsidian-geoconsulting.co.uk
Subject: RE: 20/00395/COND Lidl - Development Site at 40-52 Upper High Street, Epsom

Steven,

I'm looking to submit the applications for conditions 15 and 16 for Epsom to the Council.

Please could you send the advisory statement discussed, referring to both conditions so I can attach to the applications.

Condition		Comments
11	Site characterisation	Condition requested by NS. Application made already and NS can now recommend that this is discharged
12	Unexpected contamination	Condition not requested by NS as I requested a different wording, which seems to be Condition 15. Possibly imposed by the Environment Agency?
13	Preparation and implementation of a remediation scheme.	Condition requested by NS – originally in two parts but included as one on the consent for 17/00001/FUL. Application made to discharge made. NS needs to be satisfied with the remedial works before this can be discharged. Realistically this means after sign-off of the final verification report.
14	Verification report	Condition requested by NS. No application made to discharge this yet. Once an application is made, this may be discharged once the verification report has been signed off.
15	Unexpected contamination	Condition requested by NS. Application has not yet been made. Lidl and Obsidian confirm that all works disturbing the ground have been completed and no unexpected contamination has been found. If an application is made to discharge this condition supported by a reasoned statement by Obsidian to this effect, NS will recommend that this condition be discharged.
16	Monitoring and maintenance	NS's original memo to planning shows that this condition was requested by NS. An application to discharge has not yet been made. Obsidian's view is that as there is no residual ground gas issue and similarly no long-term risk to groundwater, there will be no need for long term monitoring and assessment. If an application is made to discharge this condition supported by a reasoned statement by Obsidian to this effect, NS will recommend that this condition be discharged.
17	Certificate of completion	NS's original memo to planning shows that this condition was requested by NS. An application to discharge has not yet been made. NS will need to discuss this one with Planning.

Kind regards,

Abigaile Ashington-Pickett

Senior Consultant Acquisitions – South London

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From: steven.dempsey@obsidian-geoconsulting.co.uk <steven.dempsey@obsidian-geoconsulting.co.uk>

Sent: Thursday, October 21, 2021 2:04 PM

To: Abigaile Ashington-Pickett <Abigaile.Ashington-Pickett@lidl.co.uk>

Subject: RE: 20/00395/COND Lidl - Development Site at 40-52 Upper High Street, Epsom

Abigaile,

Certainly. I will also make the same comments in the final validation report so that it all ties in.

Kind Regards

Steven

Steven Dempsey BSc(Hons) MSc CGeol EurGeol FGS
Director



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From: Abigaile Ashington-Pickett <Abigaile.Ashington-Pickett@lidl.co.uk>

Sent: 21 October 2021 14:00

To: steven.dempsey@obsidian-geoconsulting.co.uk

Subject: FW: 20/00395/COND Lidl - Development Site at 40-52 Upper High Street, Epsom

Hi Steven,

Following Nicola's comments below, would you be able to provide please an advisory statement to support conditions 15 and 16 so I can append it to the applications.

Kind regards,



Abigaile Ashington-Pickett

Senior Consultant Acquisitions– South London

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From: Nicola Slade <NSlade@epsom-ewell.gov.uk>

Sent: Wednesday, October 20, 2021 6:26 PM

To: Tajinder Rehal <TRehal@epsom-ewell.gov.uk>

Cc: Abigaile Ashington-Pickett <Abigaile.Ashington-Pickett@lidl.co.uk>; steven.dempsey@obsidian-geoconsulting.co.uk; Henry Neel <Henry.Neel@lidl.co.uk>; matthew.taplin@lidl.co.uk; GABRIEL Alexandru <GABRIEL.ALEXANDRU@lidl.co.uk>

Subject: FW: 20/00395/COND Lidl - Development Site at 40-52 Upper High Street, Epsom

Good evening Tajinder

I recommend discharge of Condition 11 of 17/00001/FUL.

Please would you let me know if the Environment Agency imposed any conditions on 17/00001/FUL? The table below shows the ones included on the consent that relate to ground contamination. I think most relate to comments I made in my original memo to the Planning Officer who was in post when the application came in (John Mumford - April 2017).

Please note that I need to discuss Condition 17 (Certificate of Completion) with you.

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17	Certificate of completion	NS's original memo to planning shows that this condition was requested by NS. An application to discharge has not yet been made. NS will need to discuss this one with Planning.

Thank you,
Nicola

Nicola Slade

BSc(Hons), MSc, MCIWEM, C.WEM, CEnv, SILC
Contaminated Land Officer

Epsom & Ewell Borough Council
nslade@epsom-ewell.gov.uk
Working 2 ½ days over Mondays, Tuesdays and Wednesdays

Making Epsom & Ewell an excellent place to live and work

👉 Please do not print this e-mail unless absolutely necessary - SAVE PAPER
If you are unable to reach me, you may wish to call the Council on 01372 732000
or use the form at the link: www.epsom-ewell.gov.uk/contactus
