

13-15 West
Street
Over
Cambridge
CB24 5PL

To: Cambridge Greater Planning

3 July 2023

Dear Cambridge Greater Planning,

Your Ref: **20/03190/FUL 20/03190/FUL**

Subject: 13-15 West Street, Over, CB24 5PL - Planning Reference 20/03190/FUL - Discharge of Condition 6

With the attached survey report I seek to have Condition 6 discharged.

Text of Condition 6:

- 6 No development shall take place until:
- a) The application site has been subject to a detailed desk study and site walkover, to be submitted to and approved by the Local Planning Authority.
 - b) The application site has been subject to a detailed scheme for the investigation and recording of contamination and remediation objectives have been determined through risk assessment and agreed in writing by the Local Planning Authority.
 - c) Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the Remediation method statement) have been submitted to and approved in writing by the Local Planning Authority.

Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy SC/11 of the adopted South Cambridgeshire Local Plan 2018.

A desktop survey and site walkover has been conducted by EPS Ltd., of Cambourne. The report is attached, and it notes:

- 1) In terms of ground contamination, "*...no new plausible risks are considered likely be introduced to site users from potential exposure to ground contamination which would warrant further investigation. As such, the risks from ground contamination can be considered low and acceptable, and the site can be considered suitable for the proposed development*".

- 2) In terms of other potential risks, *“suspected asbestos-containing materials within the roof construction of both the main house and one of the garages along the west side of the rear garden”*.

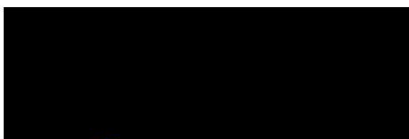
With regard to item 2 above. This suspected asbestos containing material is in the form of non-friable corrugated sheets of cement board. It is uneconomic to test every sheet, so it will be assumed it is asbestos containing material. Therefore, remediation and disposal will be done in accordance with government guidelines provided in:

- 1) *Asbestos Essentials* page (<https://www.hse.gov.uk/asbestos/essentials/index.htm>)
- 2) Essential guide 0 (<https://www.hse.gov.uk/pubns/guidance/a0.pdf>)
 - a. Provides guidance on usage of other asbestos guidance
 - b. Identifies potential locations of asbestos in both residential and commercial buildings
- 3) Essential guide 14 - [A14. Removing asbestos cement \(AC\) sheets, gutters, etc. and dismantling a small AC structure \(PDF\)](#) - (<https://www.hse.gov.uk/pubns/guidance/a14.pdf>)
 - a. Provides a decision tree to identify whether an action is required to be performed by a ‘licensed’ person, and/or if there is a requirement for this action to be ‘notifiable’.
 - b. Removal of asbestos cement is neither ‘licensed’ nor ‘notifiable’.

The asbestos containing material will be removed and temporarily stored onsite in dedicated lockable enclosed asbestos disposal skips and then taken to a licenced facility for disposal.

I hope the above and attached is sufficient to discharge Condition 6, and I look forward to your response on this matter.

Yours sincerely,



Attachments:

- 1) “UK23.6479 - Phase I Geo-Environmental Desk Study - 13-15 West St, Over.pdf”