

# CHEFFINS



[Redacted]	[Redacted]
[Redacted]	[Redacted]



the undertaking of two soakage tests. Please note, some of the approved demolition works had been undertaken to ensure that the necessary on-site contamination investigation works could be conducted. Results of the soil sampling and soakage tests can be found within the **Geotechnical Site Investigation Report (Document No. 3309 Rpt 1v2)**.

Brown 2 Green Associates Ltd.'s assessment of their results can be found within the **Geo-Environmental Site Investigation Report (Document No. 3309 Rpt 2v1)** submitted as part of this application. The analyses of compounds within soil samples, ground gases, and the risks of leaching into controlled water. The report concludes with the following:

*'The Tier I Human Health Risk Assessment has determined that **there are no concentrations of potential contaminants within the underlying made ground and natural soils that would pose an unacceptable risk** to human health of future site occupants and users.'*

The Geo-Environmental Site Investigation Report goes on to state the following:

*'From the results of the site investigation, **it is considered that no further site investigation is required and no remediation is required.***

Therefore, it is considered that the submitted contaminated land survey reports have satisfied the requirements of Condition 3, and no further investigatory or remediation works are required to ensure the Site is suitable for human habitation. Subsequently, it is considered that the requirements of Condition 3 included within the Decision Notice for Application 21/00388/FUL should be discharged.

### Summary

We hope the submitted documents and plans address the requirements of Condition 3 included within the Decision Notice for Application 21/00388/FUL.

However, should additional information or clarification of the above matters be required for the decision-making process, I would be grateful if you could contact me at your earliest convenience prior to the determination of the application.

Yours faithfully,



**Mr Vaughan Bryan** | BA (Hons), MPhil (Cantab)  
**Planner**  
Email: [vaughan.bryan@cheffins.co.uk](mailto:vaughan.bryan@cheffins.co.uk)  
Phone: 01223 271958  
For and on behalf of Cheffins Planning