

## Planning Permission Ref. 20/03571/FUL

Change of use and conversion of traditional agricultural buildings to five residential units, erection of car ports and installation of sewage treatment plant

### *Condition 10:*

- a) Before any development commences (including any demolition of site clearance) a report detailing a Remediation Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.*
- b) The works detailed as being necessary to make safe the contamination shall be carried out in accordance with the approved Remediation Strategy.*
- c) In the event that further contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with current guidance - Land contamination: risk management (Environment Agency, 2019) and must be submitted to and approved in writing by the Local Planning Authority. Where remediation is necessary a remediation scheme must be prepared which must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The remediation proposal is subject to the approval in writing by the Local Planning Authority.*
- d) Following completion of measures identified in the approved remediation scheme a verification Report shall be submitted to and approved in writing by the Local Planning Authority that demonstrates the contamination identified has been made safe, and the land no longer qualifies as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land.*

### **Remediation Strategy**

The site investigation carried out by GIP Ltd and approved under the original planning application identified elevated levels of Arsenic and Lead in a localised area of the site around Borehole WS1. In addition, and across the site generally elevated carbon dioxide levels, together with oxygen depletion were recorded in the boreholes. The site investigation made recommendations for addressing these concerns by way of a capping layer and gas protection measures. Accordingly GIP Ltd was instructed to produce a Remediation Strategy to address Condition 10 of the planning permission. It is accepted that due to an unfortunate oversight the strategy was not formally submitted and approved prior to commencement however works to those units commenced thus far (Barns 4 and 5) have been carried out where appropriate in continued in strict accordance with the remediation strategy. It is submitted that the attached Remediation Strategy adequately addresses the contamination previously identified and that Condition 10 Part a can be discharged.

Should the Remediation Strategy be approved and as no further contamination has been identified this application also seeks to discharge Part d) of Condition 10 in respect of Barns 1 and 2 as indicated on the attached Gas Report Site Block Plan. These dwellings achieve the required gas protection rating of 3.5 as proposed in the attached Gas Protection Strategy and Gas Reports having been constructed to the required specification and incorporating reinforced ground bearing concrete floor slabs and gas protection membranes with concrete screed overlay. No work has yet commenced on the remaining properties but as and when appropriate the required gas protection and capping layers will be incorporated and in due course appropriate validation reports will be prepared and submitted.

### Accompanying Documents:

- 1) Phase 2 Contamination Report prepared by GIP Ltd, ref HO/27415, dated 25/09/2018
- 2) Remediation Strategy ref. DAP/30803 and dated 16/09/2021
- 3) Gas Protection and Capping Layer Identification Site Block Plan
- 4) Gas Protection Strategy prepared by Roberts Environmental, ref: 210522.L.003.RJ and dated 17/11/2021
- 5) Gas Protection Validation Letter (Barns 1 and 2) from Roberts Environmental, ref: 210522.L.003.RJ and dated 17/11/2021

