

Hi,

Can the environmental protection comments below please be scanned to the file?

Thanks,

Michael Pingram BSc (Hons) MSc MRTPI
Senior Planning Officer



[REDACTED] www.tendringdc.gov.uk
Tendring District Council, Town Hall, Station Road, Clacton on Sea, CO15 1SE

From: Katie Wesley-Smith <[REDACTED]>
Sent: Wednesday, December 6, 2023 1:11 PM
To: Michael Pingram <[REDACTED]>
Subject: 23/01694/FUL: Parkers Farm, The Street, Kirby-Le-Soken

Good Afternoon Michael – with reference to the above application, please see below for comments from the EP Team:

Contaminated Land: Given the sites proximity to historical agricultural land, location to a piece of historical, registered contaminated land, and having consideration for the scale of the development - the EP Team are requesting a minimum of a Phase One Contaminated Land Survey be performed, to ensure the land is suitable for the proposed end use - The following works shall be conducted by competent persons and in accordance with the Essex Contaminated Land Consortium's 'Land Affected by Contamination: Technical Guidance for Applicants and Developers' and DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and other current guidance deemed authoritative for the purposes. The development hereby permitted shall not commence until the measures set out in the approved report have been implemented.

A. Site Characterisation

Notwithstanding the details submitted with this application, no development shall commence other than that required to carry out additional necessary investigation which in this case includes demolition, site clearance, removal of underground tanks and old structures until an investigation and risk assessment has been submitted to and approved in writing by the local planning authority. The risk assessment shall assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The report of the findings must include:

- (i) a survey of extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - Human health,
 - Properly (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - Adjoining land,
 - Groundwaters and surface waters,
 - Ecological systems
 - Archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

REASON - To ensure that any risks (to future users of the land and neighbouring land and to controlled waters, property and ecological systems) arising from any land contamination are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Construction Method Statement: I can confirm we have reviewed the submitted CMS and have no adverse comments to make.

Should you have any queries concerning this, please do not hesitate to contact me.

Kind Regards

Katie

Katie W Smith BSc (Hons) MCIEH CEnvH
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Environmental Protection Team Manager
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