

Thank you for consulting me on this application.

I have examined the following report as listed on your website:

- Phase 1 Desk Study Report

The report identifies a potential gas risk from a historic landfill and gas monitoring is proposed. I concur with the approach.

No other contaminated land related site investigation is currently proposed as the site appears to have always been open fields. A watching brief for unexpected contamination (including evidence of made ground) is recommended. Please advise the applicant that it may be prudent to take a look into the small embankment as this isn't shown on any historic maps and is potentially prevalent more recently.

The former landfill is unlikely to be prohibitive to the development and the standard contaminated land condition should suffice in order to secure the gas monitoring. The PRA section has been omitted in acknowledgement of the report submitted.

1. Contaminated Land

Notwithstanding any information submitted with the application, no development shall take place (except for demolition and enabling works as agreed with the LPA) until an investigation and risk assessment has been submitted to and approved in writing by the Local Planning Authority. The submitted report shall include:

- i) Where potential risks are identified by the Preliminary Risk Assessment, a Phase 2 Site Investigation report shall also be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. The investigation shall address the nature, degree and distribution of land contamination on site and shall include an identification and assessment of the risk to receptors focusing primarily on risks to human health, groundwater and the wider environment; and
- ii) Should unacceptable risks be identified the applicant shall also submit and agree with the Local Planning Authority in writing a contaminated land remediation strategy prior to commencement of development. The development shall thereafter be carried out in full accordance with the duly approved remediation strategy or such varied remediation strategy as may be agreed in writing with the Local Planning Authority.

2. Contaminated Land (verification)

Pursuant to condition ^IN; and prior to first use or occupation a verification report, which validates that all remedial works undertaken on site were completed in accordance with those agreed with the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority.

Informative:

- During the period of construction, should contamination be found on site that has not been previously identified, no further works shall be undertaken in the affected area. Prior to further works being carried out in the affected area, the contamination shall be reported to the Local

Planning Authority within a maximum of 5 days from the discovery, a further contaminated land assessment shall be carried out, appropriate mitigation identified and agreed in writing by the Local Planning Authority. The development shall be undertaken in accordance with the agreed mitigation scheme.

- The applicant is advised that they have a duty to adhere to the regulations of Part 2A of the Environmental Protection Act 1990, the National Planning Policy Framework 2018 and the current Building Control Regulations with regards to contaminated land. The responsibility to ensure the safe development of land affected by contamination rests primarily with the developer.

Please note that these comments only relate to contaminated land, additional comments may be expected from other environmental consultees.