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(Deaf & hearing impaired)

Dear Sir/Madam

Date: 4th September 2013

NOTICE OF DECISION

TOWN AND COUNTRY PLANNING ACT 1990

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANGEMENT PROCEDURE) (ENGLAND)
ORDER 2010**

PLANNING (LISTED BUILDING AND CONSERVATIONS AREAS) REGULATIONS 1990

Details pursuant to the discharge of conditions were received in this office in relation to the following application.

Application No Q0094.13

Proposal: Discharge of condition 3, 10, 11 and 12 of P1363.12

Location: 13 Homeway Romford

The Planning Service has given careful consideration to these details and the information supplied is able to confirm that they are acceptable and Discharge in Part the requirements of the condition set out below:

11 *Prior to the commencement of any works pursuant to this permission the developer shall submit for the written approval of the Local Planning Authority;*

a) A Phase II (Site Investigation) Report if the Phase I Report confirms the possibility of a significant risk to any sensitive receptors. This is an intrusive site investigation including factors such as chemical testing, quantitative risk assessment and a description of the sites ground conditions. An updated Site Conceptual Model should be included showing all the potential pollutant linkages and an assessment of risk to identified receptors.

b) A Phase III (Risk Management Strategy) Report if the Phase II Report confirms the presence of a significant pollutant linkage requiring remediation. The report will comprise of two parts:

Part A - Remediation Statement which will be fully implemented before it is first occupied. Any variation to the scheme shall be agreed in writing to the Local Planning Authority in advance of works being undertaken. The Remediation Scheme is to include consideration and proposals to deal with situations where, during works on site, contamination is encountered which has not previously been identified. Any further contamination shall be

fully assessed and an appropriate remediation scheme submitted to the Local Planning Authority for written approval.

Part B - Following completion of the remediation works a 'Validation Report' must be submitted demonstrating that the works have been carried out satisfactorily and remediation targets have been achieved.

c) If during development works any contamination should be encountered which was not previously identified and is derived from a different source and/or of a different type to those included in the contamination proposals then revised contamination proposals shall be submitted to the LPA ; and

d) If during development work, site contaminants are found in areas previously expected to be clean, then their remediation shall be carried out in line with the agreed contamination proposals.

For further guidance see the leaflet titled, 'Land Contamination and the Planning Process'.

Reason: To protect those engaged in construction and occupation of the development from potential contamination.

Environmental Health Officers have confirmed that the details submitted in the Phase 1 Risk Assessment are acceptable and therefore discharge of 11(a) and 11(b) is appropriate.

Part discharge as detection of new contamination during the construction may still occur.

If you require any further assistance please contact this office.

Yours faithfully



Helen Oakerbee
Planning Control Manager (Applications)

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