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Sent: 08 May 2020 12:39

To: Borough Planning <borough.planning@West-Norfolk.gov.uk>; Lizzie Benefer <Lizzie.Benefer@West-Norfolk.gov.uk>

Subject: 18/00994/DISC_A - Fair View, 8 Globe Street, Methwold, Thetford

My ref: 20/01847 **Your ref:** 18/00994/DISC_A **Date:** 08/05/2020

Subject: 18/00994/DISC_A - Discharge of conditions 7, 8 and 11 of planning permission 18/00994/F: Construction of 4 dwellings following demolition of single dwelling

Premises: Fair View 8 Globe Street Methwold Thetford Norfolk IP26 4PQ

Condition 7 requires submission of a site investigation and risk assessment and condition 8 requires a remediation method statement to be provided. An asbestos informative was also attached to the planning consent, to be included with the contamination investigation and risk assessment. The applicant has supplied an Asbestos Demolition Survey by Mick George Environmental, dated November 2019 and a Phase I Desk Study report, prepared by Demeter Environmental Ltd, dated September 2019.

The Phase I report concluded from the site walkover that potential sources of contamination existed on site in the form of made ground, which as mentioned in the conceptual site model, may contain a wide range of contaminants. This was noted in the form of gravelled earth in the dilapidated outbuildings and as a sub-base underneath the hard-standing in the northern region of the site. Despite no chemical testing, the risk to human receptors, property and controlled water were determined as low/moderate. From anecdotal evidence provided by the client it was confirmed that no maintenance of vehicles

had taken place on site and the property had not had a heating oil tank on site. It was also stated that no outbuildings have been demolished.

Two approaches were proposed for further works to the site; Intrusive site investigation including chemical analysis of made ground and natural strata samples or options for remediation in lieu of site investigation on the garden/landscaped areas and concrete present on site.

The Asbestos Survey identified asbestos containing materials in the textured coatings on ceilings within the existing dwelling, and recommended that removal of these materials are undertaken prior to demolition works. The applicant should also consider the possible presence of asbestos in the made ground on site.

Therefore, the applicant has provided satisfactory evidence to discharge condition 7, due to submission of the Phase I report and Asbestos survey. However, condition 8 cannot be fully discharged until a remediation scheme is submitted for approval, as implementation of an approved remediation scheme is required to be undertaken for condition 9. An account of the safe removal of asbestos containing materials prior to demolition of the dwelling will also be required. A watching brief was recommended within the Phase I report, regarding the need for further works in the presence of unexpected contamination over the development period. The watching brief should therefore remain in place until condition 10 has been discharged on completion of the development.

Regards

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