

APPLICATION NO: F/YR19/0859/FDC

DESCRIPTION: Erect up to 3 x dwellings (outline application with all matters reserved)

SITE LOCATION: Former Garage Site, Crescent Road, Whittlesey

UPDATE

A Phase 1 Contaminated Land Assessment has been undertaken for the site, and has been submitted to the Council. The Environmental Health team have noted the findings and accepted the recommendations within the assessment that an intrusive ground investigation is undertaken to determine the extent of any potential contamination, and should any sources be found a suitable remediation strategy will be required to demonstrate how it will be dealt with so that the land is suitable for its intended use. This can all be secured through a planning condition.

The proposed condition detailed below is intended to replace the original planning condition no.5 set out on page 55 of the Agenda.

Prior to the commencement of the development hereby approved, a scheme and timetable to deal with contamination of land and/or groundwater shall be submitted to, and approved in writing by, the Local Planning Authority. The approved scheme and timetable shall then be implemented on site. The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement specifically and in writing:

No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs a) and b). This is an iterative process and the results of each stage will help decide if the following stage is necessary.

- (a) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.*
- (b) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters.*

No development approved by this permission shall be occupied prior to the completion of any remedial works and a validation report/s being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs c), d) and e).

(e) Upon completion of the works, this condition shall not be discharged until a validation/closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site, and what has been brought on to site.

Reason - To control pollution of land or water in the interests of the environment and public safety.

Resolution: Remains as approval subject to the replacement condition detailed above and as detailed at Agenda Item 8, pages 54-56.