

Jane Tucker

From: Terry Longden
Sent: 23 January 2014 12:37
To: Jane Tucker
Cc: Claire Booth; John Edwards
Subject: RE: Consultation on planning application 3/2014/0062 Land at George Lane, Read.

Thank you for the extracted Desk Study relating to the planning application 3/2014/0062 - Land at George Lane, Read.

The submitted study is adequate to discharge condition 8

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From: Jane Tucker
Sent: 23 January 2014 11:22
To: Terry Longden
Cc: Claire Booth
Subject: Consultation on planning application 3/2014/0062 Land at George Lane, Read.

Please can you let Claire Booth have your comments on the above application as soon as possible. The application is to discharge condition 8 (land contamination) of planning consent 3/2013/0271.

The condition reads

"Prior to the commencement of development, the following information shall be submitted to the Local Planning Authority (LPA) for approval in writing:

(a) A Desk Study which assesses the risk of the potential for on-site contamination and ground gases and migration of both on and off-site contamination and ground gases.

(b) If the desk study identifies potential contamination and ground gases, a detailed Site Investigation shall be carried out to address the nature, degree and distribution of contamination and ground gases and shall include an identification and assessment of the risk to receptors as defined under the Environmental Protection Act 1990, Part IIA, focusing primarily on risks to human health and controlled waters. The investigation shall also address the implications of the health and safety of site workers, of nearby occupied building structures, on services and landscaping schemes and on wider environmental receptors including ecological systems and property. The sampling and analytical strategy shall be submitted to and be approved in writing by the LPA prior to the start of the site investigation survey.

(c) A Remediation Statement, detailing the recommendations and remedial measures to be implemented within the site.

Any works identified in these reports shall be undertaken when required with all remedial works implemented by the developer prior to occupation of the first and subsequent dwellings. On completion of the development/remedial works, the developer shall submit written confirmation, in the form of a Verification Report, to the LPS. that all works were completed in accordance with the agreed Remediation Statement."

The applicants have commissioned a report by Thomas Consulting Ltd, which I have scanned and attached here. Is the submitted report adequate to discharge condition 8?

<< File: 14 0062 report part 3.pdf >> << File: 14 0062 report part 1.pdf >> << File: 14 0062 report part 2.pdf >>

Jane Tucker| Planning Department|

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