

From: Lisa Horsley <lhorsley@idom.com>
Sent: 08 January 2020 09:27
To: Planning
Cc: Stone, Daniel; Tse, Wai
Subject: FW: Y19/0728/FH - Condition 7 contamination

***The Royal Mail 8 Park Street- Erection of 4 three storey dwellings with the second floor in the roofspace.
Y19/0728/FH (Condition 7 of Y18/0054/SH)***

Good morning,

Thank you for your recent consultation.

I have reviewed the following document:

- *Phase 2 Environmental Site Investigation Report* (ref: PH2-2019-000024) by STM Environmental Consultants Ltd for Mont Calm Asset Management dated 19 July 2019.

The report has been reviewed in the context of Condition 7 of consent Y18/0054/SH which requires the following:

1. Intrusive Site Investigation and Risk Assessment;
2. Remedial Strategy and Verification Plan;
3. Verification Report; and
4. Contamination Discovery Strategy.

The condition should be implemented in a phased manner; with each phase only required should a potential risk be identified by the preceding phase. It is noted that a desk study and conceptual site model were approved prior to granting of the consent under Y18/0054/SH.

The Phase 2 report represents a site investigation and risk assessment and is relevant to part 1 of the condition. The report covers the subject site (4 dwellings to rear of pub under Y18/0054/SH) and also the adjacent conversion of the pub (which is being progressed under a separate consent).

The report is of a reasonable scope and standard and recommends remedial measures including clean soil cover in gardens and precautionary ground gas protection in structures. These remedial measures are considered suitable to mitigate risks to health. From a health protection perspective, the report is considered sufficient to satisfy the requirements of part 1 of condition 7.

There are however two issues that should be highlighted:

1. The report recommends further investigation to assess the depth to groundwater and the risk to groundwater from site-derived contamination. This work should be done in consultation with the Environment Agency. The EA should be given the opportunity to comment on the report prior to the discharge of part 1 of condition 7.
2. The report also covers the adjacent planning application for conversion of the former pub. There is no comment in the report as to how precautionary ground gas protection would be achieved in a conversion / retrofit situation. Further consideration of ground gas risk or any precautionary remedial measures would be necessary for the neighbouring application.

A *Remedial Strategy and Verification Plan* will be required in due course setting out the details of the clean cover and its verification criteria / procedures and also the ground gas protection details and how their installation will be verified.

In summary, the requirements of part 1 of condition 7 of Y18/0054/SH have been met with regard to health protection issues. The EA should be consulted with regard to groundwater protection aspects of Condition 7.

Best regards,

Lisa

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