

Hi Sophie

Thanks for the consultation.

The information provided with respect to condition 3 is a bit light with respect to noise and dust control for the site works, given the scale and the duration of the project. Reference is made to additional detail in the Project Management Plan so further information may be available but I can't see this has been provided.

For noise I would like further details on how the developer will meet the requirements of the statutory code of practice for controlling noise on construction and open sites (BS5228:2009) . For dust the site should also be assessed with in accordance with the Institute of Air Quality Management Guidance on the Assessment of Dust from Demolition and Construction (Version 2.2).

For condition 6 I have reviewed the reports provided by Leap Environmental. The reports detail the additional investigations undertaken in phase 3 to ensure it is suitable for residential development and also detail an appropriate remedial strategy for ground contamination. For groundwater the Remediation Method Statement report notes that for phase 3:

“Within Phase 3 (eastern area), where a piled foundation solution may be adopted (deep made ground) the method used must adequately seal into the surrounding bedrock, so as not to create new pathways to groundwater i.e. use of CFA piles.”

For ground gas the site is considered to be very low risk and the report concluded that:

“Provided that in residential areas the foundation, drainage or services designs do not create preferential permeable pathways from that area at depth, the proposed residential properties were considered unlikely to require gas protection measures.”

In the light of these comments, the report has recommended that these issues are reviewed by a competent geo-environmental consultant once the foundation, drainage and service design details are finalised. The proposed remediation strategy is acceptable for soils but there is a need to confirm that the risks identified to groundwater and from ground gas have been subject to this further technical review.

I would recommend that parts a) and b) only of condition 6 be discharged at this time.

Regards

Lee

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A banner from the UK Government. On the left, a 3D illustration of a house with the text "LANDLORDS GET ON TOP OF THE RENTING CHANGES" on its side. In the center, a white house icon with the text "Renting is changing" and the UK Government crest below it. On the right, a dark green box with white text: "Get on top of the renting changes", "New rights and responsibilities for landlords in England.", and "Click here to learn more...".