

9 February 2023

SNPL398335



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Dear Sir/Madam,

DUNSBURY PARK: Plot 5 Discharge of Conditions (APP/21/01267)

Please find enclosed a discharge of conditions application for Plot 5 Dunsbury Park. This is submitted pursuant to reserved matters consent APP/21/01267.

The following condition is sought for discharge and the stated documents have been submitted in support of this application:

Condition	Condition Topic	Document(s) Submitted
A14	Contaminated Land	▪ Remediation Verification Report (February 2023)

Condition A14 requires that prior to the commencement of each phase of development a scheme to deal with the risks associated with contamination of that part of the site shall be submitted to and approved in writing by the Local Planning Authority. That scheme shall include all of the following elements unless specifically excluded, in writing by the Local Planning Authority.

- (i) A desk study identifying:
 - a. All previous uses
 - b. potential contaminants associated with those uses.
 - c. a conceptual model of the site indicating sources, pathways and receptors potentially unacceptable risks arising from contamination at the site.
- (ii) A site investigation scheme based on previous investigation reports, for the purpose of provide informing an appropriate assessment of the risks to all receptors that may be affected, including those off site.
- (iii) The results of the site investigation and risk assessment (ii) and if appropriate, a method statement based on these results giving full details of the remediation measures required and how they are to be undertaken.
- (iv) (iv) A verification report shall be prepared on completion of the remediation measures set out in (iii) confirming that measures have been undertaken in accordance with the method statement and setting out measures for maintenance, further monitoring and reporting.

The following documents were submitted with the RMA pursuant to parts i)-iii):

- Hydrock Ground Investigation Report Ref: 19453-HYD-XX-XX-RP-GE-1004 (9/12/2021)
- Hydrock Controlled Waters and Ground Gas Risk Assessment Ref: 19453-HYD-XX-XX-RP-GE-1006 (01/03/2022)
- Hydrock Remediation Strategy & Verification Report Ref: 19453-HYD-XX-XX-RP-GE-3001 (14/04/2022)

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As detailed in the Delegated Report for APP/21/01267 the EHO recommended that A14 parts i)-iii) should be discharged in respect to Plot 5 with part iv) being reserved for submission upon completion of the remediation measures.

The submitted Remediation Verification Report fulfils the requirements of Part iv) and allows for the full discharge of Condition A14 insofar as it relates to Plot 5.

The application fee has been paid via the Planning Portal under reference PP-11927310.

I trust all is in order however should you have any queries, please do not hesitate to contact me.

Kind regards

Jim Beavan
Savills Planning

cc Matthew Evans, Portsmouth City Council