

Contamination (bespoke – omitting EDS) [1]

Prior to the commencement of groundworks associated with the construction of the pool house, or otherwise coincident with the boundary of the former waste management feature ref: 13/15; an appropriate assessment of the degree soil contamination in this region of the site shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken by competent persons, and the findings presented as a written report.

The assessment may comprise separate reports as appropriate, but unless specifically excluded in writing by the Local Planning Authority, shall include;

- 1) A physical site investigation, to provide sufficient data and information to adequately identify & characterise any contamination on or affecting the site, and to inform an appropriate assessment of the risks to the development or it's future occupants.*
- 2) The results of an appropriate risk assessment based upon (1), and where unacceptable risks are identified, a Remediation Strategy that includes;*
 - appropriately considered remedial objectives,*
 - an appraisal of remedial &/or risk mitigation options, having due regard to sustainability, and;*
 - clearly defined proposals for mitigation of the identified risks.*
- 3) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the Remediation Strategy (2) are complete, to include consideration of contingency action.*

All elements shall be adhered to unless agreed in writing by the Local Planning Authority

Reason: *Contamination may be present at the site in association with a deposit as landfill of stable non-reactive waste, present at the site coincident with- & extending south of- the footprint of the approved pool house. Soils associated with the landfill feature could pose a risk to structures, services, and future residential occupants.*

Verification (Standard) [2]

*Prior to the occupation of any relevant part of the permitted development, any verification report required in accordance with **condition [1](3)** shall be submitted to and approved in writing by the Local Planning Authority.*

The report shall include results of sampling and monitoring carried out in accordance with the approved Verification Plan, and must demonstrate that site remediation criteria have been met.

Reason: *Contamination may be present at the site in association with a deposit as landfill of stable non-reactive waste, present at the site coincident with- & extending south of- the footprint of the approved pool house. Soils associated with the landfill feature could pose a risk to structures, services, and future residential occupants.*

Best Regards,

Jon

Jonathan Driver
Environmental Control Officer