

28 October 2024

[REDACTED]
Roebuck Land and Planning
3 High Street
Stoke Goldington
Milton Keynes
MK16 8NP

Mr Andrew Hunter
Development Management
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth
Herts
SG6 3JF

Dear Mr Hunter,

Application to Discharge Planning Condition 8 (Preliminary Environmental Risk Assessment (Phase I)); Condition 9 (Site Investigation (Phase II Environmental Risk Assessment)); and, Condition 10 (Remediation Method Statement Report) pursuant to planning permission 23/00750/FP

Land Between Durham Way and York Way, Royston, Herts, SG8 5GX

On behalf of our clients, Kiafield Properties Ltd, we are pleased to submit this discharge of conditions application in relation to the Island Site on land between Durham Way and York Way, Royston.

The details for your consideration are in relation to the discharge of Condition 8 (Preliminary Environmental Risk Assessment (Phase I)); Condition 9 (Site Investigation (Phase II Environmental Risk Assessment)); and, Condition 10 (Remediation Method Statement Report) pursuant to planning permission 23/00750/FP

The documents submitted are detailed below:

Conditions 8 and 9 – Preliminary Environmental Risk Assessment and Site Investigations

- Geo-Environmental & Geotechnical Assessment (Ground Investigation) Report, 17 April 2024, prepared by Jomas Associates Ltd

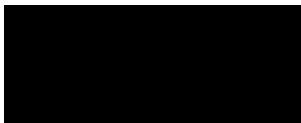
Condition 10 – Remediation Method Statement Report

The Phase I and II reports have not found any contamination that would need to be remediated and therefore this condition is not required.

As stated in the Ground Investigation report, the presence of further hotspots between sampling points cannot be ruled out, and caution must be exercised during construction works. Should any contamination be encountered, a suitably qualified environmental consultant should be informed immediately, so that adequate measures may be recommended.

We trust that this provides sufficient detail to discharge the conditions. Should any additional information be required, please do not hesitate to contact myself or my colleague Stacey Rawlings on Stacey@roebuckland.co.uk.

Yours sincerely



Chloe French MRTPI