NORTH HERTFORDSHIRE DISTRICT COUNCIL
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Date: 19 June 2018

Our Ref: 18/01181/DOC

Breley Design Ltd
John Breley
Harrier House
Aviation Way
SOUTHEND ON SEA
SS26UN
Essex

Contact: Jo Cousins
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Dear Mr Breley

Discharge of Conditions : Condition 5 - Preliminary Environmental Risk Assessment (Phase I) report (as Discharge of Condition of Planning Permission 18/00624/FP granted 17/04/2018)
High Peak, London Road, Barkway, Royston, Hertfordshire, SG8 8EY,

Please quote the following reference: 18/01181/DOC on all correspondence.

I refer to your application received on 24 April 2018 which seeks approval of details pursuant to Condition 5 of the planning permission reference number 18/00624/FP.

The Councils Environmental Protection officer has reviewed the additional information and has confirmed the following:-

1) *The inconsistency about the proposed remediation methodology has been addressed because there is now a commitment for the housing to incorporate gas vapour membranes and for the verification report to provide evidence of their suitability for the site conditions and correct installation.*

2) *It is accepted that the source of the TPH contamination in the groundwater is likely to be from off-site. However, no lines of evidence have been provided to justify the 'thought' that the levels of TPH detected do not represent a significant risk to future site users or controlled waters.*

   In terms of the latter it is accepted that it would be unreasonable to expect the developer to address any risk to controlled water from a source of contamination not originating from their site. In terms of the potential risk from vapour inhalation it would appear that a precautionary approach has been advocated by the commitment to install a gas vapour membrane. With this in mind it will be important that the verification evidence mentioned in (1) is robust and included in the remediation verification report.

3) *The methodology proposed for the decommissioning of the brick lined well is acknowledged.*

4) *It is also acknowledged that it has been agreed to carry out additional verification sampling of the zone of remediation around BH04.*

Therefore in consideration of the additional information provided I am able to confirm that parts ‘a’, ‘b’ and ‘c’ of the land contamination conditions pursuant to 18/00624/FP are satisfactorily discharged.

I would remind you that the requirements of the afore-mentioned Condition will not be fully complied with until the development has been completed in accordance with the details hereby approved. Should you require the Local Planning Authority's agreement in this respect then you will need to apply in writing following the completion of the development.

Yours sincerely



Simon Ellis
Development & Conservation Manager