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- email: Planning – planning.admin@ashfield.gov.uk

Thank you for consulting me on this application.

Part of this site is occupied by an EA licenced landfill site.

I have reviewed the following report submitted with this application:

Phase 1 GeoEnvironmental Desk Study – Low Moor Road, Sutton in Ashfield for Hallam Land Management by RLRE Ref: P22-070 dated 8th February, 2022.

I would recommend the following condition:

Land Contamination

1.

- a) No works shall take place (save for above ground demolition works and site preparation works) until a remediation scheme to deal with the potential ground contamination of the site has been submitted to and approved in writing by the local planning authority.

The scheme shall include:

- i. A site investigation scheme, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site;
 - ii. The results of the site investigation and detailed risk assessment referred to in (i) and based on these, an options appraisal and remediation strategy giving full details of the remediation and mitigation measures required and how they are to be undertaken;
 - iii. A verification plan setting out the details of the data that will be collected to demonstrate that the works set out in the remediation strategy in (ii) are complete to a satisfactory standard; and
 - iv. The contamination remediation works shall be carried out in accordance with the approved details and completed prior to the first occupation of any area identified by the report.
 - v. If required, a monitoring and maintenance plan, setting out provisions for long-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. The provisions of the monitoring and maintenance plan shall be in force from the first occupation of the development and retained for its lifetime.
- b) If during the works any additional suspected contamination is encountered, all works in the relevant part of the site shall cease immediately and not resume until either:
- i. The potential contamination has been assessed and a remediation scheme has been submitted to and approved in writing by the Local Planning Authority.

or

- ii. Timescales for submission of a remediation scheme and details of works which may be carried out in the interim have been agreed in writing by the Local Planning Authority.

Any additional land contamination shall be fully remediated prior to the first occupation of any area identified by the report.

Reason: To protect future occupiers of the development from unacceptable land contamination risk in accordance with NPPF, paragraphs 183 & 184.

- 2. The development shall not be occupied until a post completion verification report, including results of sampling and monitoring carried out, has first been submitted to and approved in writing by the local planning authority demonstrating that the site remediation criteria have been met.

Reason: To protect future occupiers of the development from unacceptable land contamination risk in accordance with NPPF, paragraphs 183 & 184.

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