



Elmbridge Borough Council

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Planning & Environmental Health
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Date: 08 December 2022

Memorandum

To: Head of Planning Services FAO: Jack Trendall	From: Planning & Environmental Health Contact: James Potter
cc:	Our ref: WK/202206315 Telephone: 01372 474749

Planning Application Number: 2022/3525	Address: Orione Care, Sundial House, The Molesey Venture, Orchard Lane, East Molesey, Surrey, KT8 0BN
Application Description: Development comprising 3 detached buildings containing 74 residential units with underground and surface level car and cycle parking, mechanical plant, soft and hard landscaping and associated diversion of Thames Water pipe following demolition of existin	

Thank you for the consultation that was received on 02/12/2022.

I have reviewed the Ground First phase 2 investigation & risk assessment (Ref. 42243 R1 rev1). The report conceptual site model identifies several pollutant linkages that require remediation.

In relation to potential ground contamination the following is recommended:

NOTE the first part of the condition (a) is site specific

Potential Land Contamination

To ensure the potential for contamination has been investigated and the necessary action taken to make the development site suitable for its proposed use, the following steps must be completed to the satisfaction of the Council. No construction shall be commenced until step (a) has been completed by a competent person. Furthermore there shall be no occupation of any part of the site by any end user prior to meeting the terms of this condition in full.

a) Method Statement and Remediation

(i)

Based on the conceptual site model presented in Ground First report 4224 R1 Rev1, a written Method Statement with verification plan, detailing any remediation requirements and how successful implementation of these

requirements will be verified shall be submitted to, and approved by, the Council.

b) Development in accordance with the Method Statement

The development of the site shall be carried out in accordance with the approved Method Statement, and any addenda submitted by the developer, and agreed in writing by the Borough Council. Any post remediation monitoring identified in the Method statement, shall be installed by the developer within the timescales identified in the Method Statement and maintained and operated for as long as identified by the Method Statement.

c) Unsuspected Contamination

If, during development, contamination not previously identified, is found to be present at the site then no further development shall be carried out until the developer has submitted, and had approved by the Council, a written addendum to the Method Statement detailing how the unsuspected contamination shall be dealt with.

d) Piling

Development approved by this permission shall not commence unless a Foundation Works Risk Assessment for piling foundations (if piling is to be used on site) has been submitted to, and agreed in writing, by the Borough Council. The piling shall be undertaken only in accordance with the method outlined in the approved Foundation Works Risk Assessment.

e) Imported material

Clean, uncontaminated rock, soil, brick rubble, crushed concrete or ceramic only shall be permitted as infill material. The developer shall not import any material until a sampling program, including appropriate import criteria for the proposed end use and frequency of sampling, has been submitted in writing, and approved by, the Council. The Developer shall carry out the approved sampling program to check that all imported material conforms to the agreed criteria. Where the permitted end use is residential, the sampling program shall also include samples taken from the imported material after final placement. Written confirmation of the suitability of all imported materials shall be provided to the Council as part of step (f). This shall include both the results of the sampling program and also details of the origin, transport, final deposition and any temporary stockpiling of the imported materials.

f) Completion of Remediation and Verification Report

Note: Verification by an independent, competent person must be carried out prior to occupation of any part of the site by any end user. It is recognised that in some large scale developments, defined areas will be phased to enable part site occupation prior to completion of the entire site. Where this approach has been implemented separate verification reports for each phase must be prepared and submitted to the Council for written approval prior to occupation of the defined area by any end user.

Upon completion of the remediation detailed in the Method Statement, and before occupation of any part of the site by any end user (see *note above*), a written Verification Report shall be submitted to, and agreed in writing by, the Council providing verification that the required works regarding decontamination and

installation of post remediation monitoring, have been carried out in accordance with the agreed Method Statement and any addenda thereto. The verification report shall also provide confirmation and evidence that all other parts of this condition have been met. The verification shall be carried out and reported by an independent, competent person, stating that remediation was carried out in accordance with the approved remediation scheme and that the site is suitable for the permitted end use.

Reason: To avoid adverse effects from pollution on the environment, harm to human health or general amenity, in accordance with the National Planning Policy Framework.

Informative

Advice to Developers Regarding Contamination Assessments

Before carrying out any contamination investigation or remediation of a site, the developer is strongly recommended to contact the Environmental Health & Licensing Team for guidance on the requirements for such investigations or remediation. Investigations, in particular, which do not adequately fulfil these recommendations, may result in additional work having to be carried out.

James Potter

James Potter
Contaminated Land Officer