

Richard Phillips

From: Chris Maltby | Hatton Planning <chris.maltby@hattonplanning.co.uk>
Sent: 23 May 2023 09:35
To: Richard Phillips
Subject: RE: SEND School, Land East of Broadmead Road and South of Arcon Way, Yeading - 71486/APP/2023/991

Thanks Richard, much appreciated.

Chris

Chris Maltby
Director / Hatton Planning

M 07779397725 **P** 01926 298 895 **W** www.hattonplanning.co.uk
A 87 Warwick Street, Leamington Spa, Warwickshire CV32 4RJ



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From: Richard Phillips <RPhillips@Hillingdon.Gov.UK>
Sent: Tuesday, May 23, 2023 9:30 AM
To: chris.maltby@hattonplanning.co.uk
Subject: RE: SEND School, Land East of Broadmead Road and South of Arcon Way, Yeading - 71486/APP/2023/991

Chris,

That would be OK – I have asked manager to return it to me before it is signed off.

Regards,

Richard

From: Chris Maltby | Hatton Planning <chris.maltby@hattonplanning.co.uk>
Sent: Monday, May 22, 2023 8:06 PM
To: Richard Phillips <RPhillips@Hillingdon.Gov.UK>
Subject: RE: SEND School, Land East of Broadmead Road and South of Arcon Way, Yeading - 71486/APP/2023/991

Thanks Richard, does that mean you will be refusing both conditions?

Would it be possible for us to remove condition 18 from the submission to allow condition 19 to be discharged, we will then re-submit condition 18 once we have a response.

I'll await to hear from you.

Regards,

Chris

Chris Maltby

Director / Hatton Planning

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From: Richard Phillips <RPhillips@Hillingdon.Gov.UK>

Sent: Monday, May 22, 2023 7:00 PM

To: Chris Maltby Hatton Planning <chris.maltby@hattonplanning.co.uk>

Subject: SEND School, Land East of Broadmead Road and South of Arcon Way, Yeading - 71486/APP/2023/991

Chris,

I forward comments from the Council's Contamination Officer regarding the above discharge of condition application:-

1 Summary of Comments:

I have reviewed a copy of information within the following reports submitted in support of the application:

Title: Geo-environmental Site Assessment for Grand Union Village SEND Primary School at Grand Union SEND school, Northolt UB5 6FA; Ref:G45981P1R4; Date: November 2021; Prepared by: Challen Commercial Investigations Ltd T/A Ensaf Consultants.

The submitted report does not provide sufficient information to comply with the condition and I therefore recommend refusal of the application to discharge condition 18(iii) as imposed.

However, the results of chemical testing for the topsoil materials (tested in accordance with BS3882) and subsoil materials (tested in accordance with BS 601) indicate the materials meet the requirements of the selected British Standards applicable for soil materials, and therefore the information is suitable and sufficient for a recommendation to discharge condition 19.

2 Reason for Refusal (if objecting):

Insufficient information: The submitted report for this application concerning condition 18 (iii) is a geo-environmental assessment, (dated November 2021), which does not provide the verification details required by condition 18(iii) which was imposed as follows:

(iii) Upon completion of the approved works, this condition will not be discharged until a comprehensive verification report has been submitted to and approved by the LPA. The report shall include the details of the final installed protective measure/s and their verification to show that the works have been carried out in full and in strict accordance with the approved methodology.

3 Observations:

The current submission of the report (dated November 2021) is a document (identified as Revision 5) which is similar to an earlier report identified as Revision 1, (dated 9th July 2021).

The July 2021 report was reviewed by the Council's Contaminated Land Officer on 27/07/2021, with the response, comments and recommendations, all provided to the LPA accordingly for condition 18 to be imposed for application ref 71486/APP/2020/1369

I am aware that the pre-commencement section 18(i) of the conditions was recommended for discharge following the LPA's receipt of suitable and sufficient information to comply with 18(i). However, the report (9th July 2019) identified the risk assessment for identified ground gas clearly established ***"The ground gas regime is CS2 and ground gas protection measures are required at the site"***

The submitted report for this application does not provide suitable and sufficient information to comply with the remaining requirements (18(ii) and 18(iii)) of the following conditions to address land conditions for planning application reference 71486/APP/2020/1369 and/or this current application (71486/APP/2023/991):

Condition 18:

The development shall not commence until a scheme to deal with identified ground gas issues has been submitted to and approved by the Local Planning Authority (LPA). All works which form part of the required remedial measures shall be completed before any part of the development is occupied or brought into use unless the LPA dispenses with any such requirement specifically and in writing. The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically and in writing:

(i) A written method statement shall be required to provide details of the proposed gas protection measures, including validation of the same. The method statement will also identify how completion of the works will be verified.

The information shall also include proposals for a watching brief to address any undiscovered contamination.

All shall be agreed in writing with the LPA prior to commencement, and no deviation shall be made from the proposed schemes without the express agreement of the LPA prior to its implementation.

(ii) If during remedial or other development works contamination not addressed in the submitted details is identified, then an addendum to the proposed methodology/remedial scheme shall be agreed with the LPA prior to implementation; and

(iii) Upon completion of the approved works, this condition will not be discharged until a comprehensive verification report has been submitted to and approved by the LPA. The report shall include the details of the final installed protective measure/s and their verification to show that the works have been carried out in full and in strict accordance with the approved methodology.

REASON The Council is aware of the presence of land, situated on and in proximity to the subject site, with the potential to emit gas. It is expected the installed gas protection measures will ensure that risks from gas migration to the future users of the property are minimised

I therefore recommend the LPA should ensure the above mentioned imposed conditions 18(ii) and 18(iii) remain in place until suitable and sufficient information is forthcoming from the applicant.

The discharge of condition application is therefore being recommended for refusal.

Regards,

Richard Phillips

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Strategic and Major Applications Team
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