

Your ref:

Our ref: GEDR 2 TP 08

Date: 21st March 2025

Via planning portal

London Borough of Hillingdon
Environment and Community Services,
3 North
Civic Centre
High Street
Uxbridge,
Middlesex, UB8 1UW

c.c. John Gavacan

Dear Sirs

**RE: Application Discharge Condition 5 of Permission 73243/APP/2022/
Land To South Of Green End, 17 Dene Road Northwood.**

**Erection of 6 dwellings with new access to Foxdell and erection of 3 dwellings with new
access to Dene Road with associated landscaping and parking.**

We apply to discharge Condition 6 of permission **73243/APP/2022**.

Condition 6

6 (i) Notwithstanding the Ground Investigation prepared by K F Geotechnical, dated 7th February 2018, Ref: G/121750/001, the development hereby approved shall not commence until a scheme to deal with contamination has been submitted to and approved by the Local Planning Authority. All works which form part of any required remediation scheme shall be completed before any part of the development is occupied or brought into use unless the Local Planning Authority dispenses with any such requirement specifically and in writing.

The scheme shall include the following measures unless the LPA dispenses with any such requirement specifically and in writing:

a) A desk-top study carried out by a competent person to characterise the site and provide information on the history of the site/surrounding area and to identify and evaluate all potential sources of contamination and impacts on land and water and all other identified receptors relevant to the site;

(b) A site investigation, including where relevant soil, soil gas, surface water and groundwater sampling, together with the results of analysis and risk assessment shall be carried out by a suitably qualified and accredited consultant/contractor. The report

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should also clearly identify all risks, limitations and recommendations for remedial measures to make the site suitable for the proposed use; and

(c) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement along with the details of a watching brief to address undiscovered contamination.

No deviation shall be made from this scheme without the express agreement of the LPA prior to its implementation.

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

(iii) Upon completion of the approved remedial 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 remediation works and their verification to show that the works have been carried out in full and in accordance with the approved methodology.

(iv) No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping and/or engineering purposes shall be clean and free of contamination. Before any part of the development is occupied, all imported soils shall be independently tested for chemical contamination, and the factual results and interpretive reports of this testing shall be submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Hillingdon Local Plan: Part 2 (January 2020) Policy DMEI 12:

Development of Land Affected by Contamination.

I append

HESI – Environmental Report

HESI – Desktop Study Part 1

HESI – Desktop Study Part 2

HESI – Desktop Study Part 3

The report finds isolated risk in the location of WS7,S1 & S3 for Lead and Arsenic and recommends

Excavate a maximum of 0.60 meters of the contaminated layer, (defined within this report as the Made Ground) and confirm the geology at depth. If the contaminated layer is still in place, recover validation samples from the base of the excavation to confirm the contamination status of the soils for future assessment and record. Lay Geo-textile over this contaminated layer to warn future excavators that risk is present below.

If clean soils are encountered, recover validation samples from the base to confirm that risk has been removed for validation purposes. This can be at any depth provided that clean soils are identified and recorded.

A verification report will be provided in due course.

Yours sincerely

Mark Longworth

MARK LONGWORTH (RIBA) - DIRECTOR
For DP Architects