

77079/APP/2024/388 - 2nd Ickenham Scout Hut, Community Close, Ickenham

Ruth Easterbrook <ruth.easterbrook@tecon.co.uk>

Fri 12/04/2024 3:23 PM

To: Kehinde Abere <KAbere@hillingdon.gov.uk>; Katherine Mills <KMills2@Hillingdon.Gov.UK>

Cc: Anne <Anne@bxconstruction.co.uk>; Ben <ben@bxconstruction.co.uk>

 1 attachments (6 MB)

2401020.002.01 2nd Ickenham Scouts Group, Ickenham.pdf;

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Good afternoon Kehinde,

Apologies for the direct approach, I understand that our client will have already (or will imminently be) submitting the attached report officially through planning for the above site. Due to concerns regarding the 'pre commencement' clause of the contaminated land condition stopping works on site from starting, until partial discharge has been received, we suggested that I approach you directly as a fellow contaminated land specialist who understood the technical aspects of the report. We would prefer to have had the opportunity to discuss this with you in advance, however, have unfortunately found it quite challenging to open up a dialogue over the last month or so.

To hopefully expedite the review process from now on, we attended site recently to undertake the additional soil sampling which we had previously recommended within the Remediation Strategy. Rather than re-write the Remediation Strategy and Verification Plan to enable partial discharge of the conditions, in light of the test results recorded recently, we felt that the most appropriate way forward would be to undertake a revised risk assessment of all the test results from the site to date, which we have presented in the attached Verification Statement.

We previously applied the Generic Assessment Criteria (C4SLs and S4ULs) for a residential setting (with home grown produce) as a preliminary tool to determine the human health related contamination risks. This conservative approach identified some marginally elevated lead and non-volatile PAH's in several areas of the site (typical for this kind of site as I am sure you will agree).

However, based on the fact that the end use of the site will be a Scout Hut with communal soft landscaping which will be used by the scouts for outdoors activities on an occasional basis (rather than a private residential garden) we have reviewed the exposure assumptions applied within the LQM/CIEH S4UL's and consider that the GACs for the Public Park (POSpark) land use are more appropriate for the specific scenario on this site. The Description provided in Table 1-2 of the LQM document, closely matches what we believe to be the scenario of Scouts using the outside space once the site has been re-modelled. It should also be noted that the site is currently already used for this purpose and the works being undertaken include some changes to the layout of the existing buildings on site and the communal landscaped area to the east, rather than a complete change of end use.

When compared to these revised GAC's all soil contamination test results are lower, suggesting that there is no significant risk to the current and proposed end users of the site from the shallow soils which will remain within communal soft landscaped areas surrounding the proposed new Scout Hut.

The above is all detailed within the attached report, hopefully you agree with our logic, and the more practical approach we have applied and will also be able to confirm that there are no further limitations to commencement of the foundation works on the site to construct the new Scout Hut as our client is waiting to commence construction until some re-assurance has been provided.

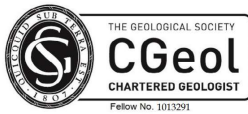
I would be happy to discuss further on the phone and will be available via the below details if required,

Kind Regards,
Ruth

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