

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

Micah <[micah@interurbanstudios.com](mailto:micah@interurbanstudios.com)>

Wed 20/03/2024 1:17 PM

To:Katherine Mills <[KMills2@Hillingdon.Gov.UK](mailto:KMills2@Hillingdon.Gov.UK)>;Simon Snape <[SSnape@hillingdon.gov.uk](mailto:SSnape@hillingdon.gov.uk)>

Cc:Anne <[Anne@bxconstruction.co.uk](mailto:Anne@bxconstruction.co.uk)>;Ben <[ben@bxconstruction.co.uk](mailto:ben@bxconstruction.co.uk)>;Zeeshan <[Zeeshan@bxconstruction.co.uk](mailto:Zeeshan@bxconstruction.co.uk)>;Ruth Easterbrook <[ruth.easterbrook@tecon.co.uk](mailto:ruth.easterbrook@tecon.co.uk)>

 1 attachments (38 KB)

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Dear Ms Mills and Mr Snape

Further to the below some 12 days ago we have not had any response and really need confirmation that we can move forward with the first part of the condition as the project is now delayed. The council, the client, has given a very tight timescale and cannot afford to delay any further.

Can we please confirm today that the below is acceptable since the area that needs to be built on at least for foundation and slab works has already been tested and plans proposed?

Thank you.

Kind Regards

Micah Sarut  
Intl Assoc AIA RIBA  
Managing Director

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On 12 Mar 2024, at 9:21 am, Micah <[micah@interurbanstudios.com](mailto:micah@interurbanstudios.com)> wrote:

Dear Ms Mills

I hope you are well. Just following up from Ruth's email below regarding the pre-construction portion of the condition we are seeking approval for, as this crucial to ensuring the tight timeline given to us by the Council is adhered to.

Could you please confirm that the below proposal to discharge the first portion of the condition is acceptable as the area we are seeking to build on has already been tested and the strategy confirmed as outlined in the report and again below?

Thank you very much indeed.

Kind Regards

Micah Sarut  
Intl Assoc AIA RIBA  
Managing Director

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On 8 Mar 2024, at 3:09 pm, Ruth Easterbrook  
<[ruth.easterbrook@tecon.co.uk](mailto:ruth.easterbrook@tecon.co.uk)> wrote:

Dear Katherine (and Simon),

Apologies for the direct approach, Micah has asked me to get in touch directly, to try to resolve an issue which is being faced in terms of the construction programming and pre commencement stipulation which forms part of Planning Condition 4 (Contaminated Land Remediation Scheme) for the above site.

As you have correctly identified, the Remediation Strategy we have prepared for the site, confirms that there are still several areas of the site where some

uncertainty remains regarding the remediation options and final strategy (the area of WS05, and the area of the site which has been and continues to be inaccessible in the short term, where the proposed soft landscaped area will be provided associated with the building).

The critical issue is that to meet the requirements of Planning Condition 4. of planning permission ref. 77079/APP/2022/534 we need to complete some routine, near surface soil sampling in both of these areas, so we can finalise the Remediation Strategy, which will likely include the provision of a specified depth of 'clean capping' within the soft landscaped areas proposed for the site. This should be straightforward; however the Planning Condition stipulates that the Remediation strategy needs to have been finalised, prior to commencement of construction of the building.

The construction programme for the site, means that the existing building which is preventing access to the proposed soft landscaping area to the east, has not been yet demolished, and is being used as a welfare facility during construction, so at present it is not possible for TEC to complete the outstanding works and provide the final strategy, in time to meet the programme to commence construction of the building under the application to discharge (77079/APP/2024/388).

Having talked through the practical solutions, we have several options which we would like to explore with you as follows.

1. TEC have, in effect finalised the Remediation Strategy for the areas of the site which will be covered by hardstanding (which will break the contaminant linkage) which includes the footprint of the proposed building, so we are hoping that will be possible to permit construction of the building to commence within the 8 week window from submission of our original report, based on the fact that the strategy for this part of the site is finalised. Should this approach be acceptable, TEC would then attend site as soon as demolition of the existing structure has been completed to test and 'validate' the proposed soft landscaping area and finalise the strategy prior to handover of the site to the end user.
2. TEC re-word the Remediation Strategy to confirm that the 'additional testing' is in effect a 'verification/validation' activity rather than additional investigation works and therefore finalise the Remediation Strategy in advance of the demolition of the existing structure, to allow the building construction to commence.
3. TEC attend site but must lift the floor of the existing structure to sample below the building footprint in order to allow the Remediation Strategy to be finalised over the coming days, in advance of demolition.

I am hoping that you can appreciate the practicalities of the situation and we can work towards an appropriate solution to move this forward urgently, as our client is understandably concerned about the implications on the site programme, costs etc,

Please do let me know if you would like to talk this through, I hope to hear from you shortly,

Kind Regards,  
Ruth

**Ruth Easterbrook**  
**MSci (Hons), ARSM, CGeol, CSci, FGS**  
Technical Director  
For and on behalf of  
**TEC**

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**From:** Katherine Mills <[KMills2@Hillingdon.Gov.UK](mailto:KMills2@Hillingdon.Gov.UK)>  
**Subject:** 77079/APP/2024/388 - 2nd Ickenham Scout Hut, Community Close, Ickenham  
**Date:** 6 March 2024 at 3:30:37 pm GMT  
**To:** "[micah@interurbanstudios.com](mailto:micah@interurbanstudios.com)" <[micah@interurbanstudios.com](mailto:micah@interurbanstudios.com)>

Dear Mr Sarut,

I am the case officer for the above application to discharge condition 4 (Contaminated Land Remediation Scheme) of planning permission ref. 77079/APP/2022/534.

The Council's Contaminated Land Officer has assessed the submitted Remediation Strategy & Verification Plan ref: 2401020.001.01, dated February 2024, and has commented as follows:

"Having consider the applicant submitted Remediation Strategy & Verification Plan with reference 2401020.001.01 prepared by TEC Ltd dated February 2024 and taking note of sections 4 (Scope of remediation works) and 6 (Verification Plan), we are not satisfied with the discharge of any aspect of condition 4 (Contaminated Land Remediation Scheme) of the approved planning application 77079/APP/2022/534.

With the additional intrusive site investigation still required for the areas of soft landscaping to the East, WS05 and the need to carried out all the relevant remedial measures, we wouldn't be able to recommend any aspect of the condition for a discharge. Although, the submitted report can form part of the overall report towards the discharge of the attached condition.

Will you please be able to provide us a copy of the Remedial Strategy proposed email dated 29th January, 2024 referenced ST.2401020.001\_002 referenced in the report?"

Please can you therefore provide a copy of the email and I will pass it onto the Contaminated Land Officer for further comments.

Many thanks

Katherine Mills  
Planning Officer  
Planning, Regeneration and Environment  
Central Services  
Hillingdon Council

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