

FAO Paul Clarke
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Keith Townsend
**Executive Director for Economic
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Our Ref: 180112

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20 December 2023

Your contact is: Mrs Alison Amoah, Planning

Dear Paul,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 180112

Application type: Approval of Conditions

Address: Phase 3B2 Green Park Village Longwater Avenue

Proposal: Application for approval of conditions 16, 17, and 42 of Phase 3B2 of permission 10/01461/OUT (102172)

Thank you for your application for discharge of conditions 16, 17 and 42 of Phase 3B2 of permission 10/01461/OUT (102172).

The phases have commenced and are well advanced, and these conditions are pre-commencement conditions, therefore, they cannot be formally discharged. However, had the information been submitted at the relevant time it would have been considered acceptable. The submitted information is, therefore, agreed and no enforcement action will be taken in this regard. The following documents are agreed:

Condition 16 - Construction Method Statement

- Construction Phase Management Plan Phase 3B, Revision 4, prepared by Berkeleys, received 8th November 2023

Condition 17 - Materials

- Drawing no: 1714-1000-C2, dated April 2019 - Phase 3B Site Plan - External Materials, received 6th December 2023
- Drawing no: 1714-1001-C1, dated April 2019 - Phase 3B Site Plan - Roof Materials, received 6th December 2023
- External Materials Schedule Green park Village: Phase 3B, Revision A, dated December 2023, received 6th December 2023

It should be noted that Condition 17 has already been agreed under ref: 211562 with respect to Longwater Apartments: LW1, LW2, and LW3.

Condition 42 - Contamination Risk Assessment and Remediation Strategy

- Green Park Village Ground Contamination Interpretative Report Phase 3 dated 2/6/17, Document ref: 1620000492/RPT/012, received 20th April 2023

Originally the Environment Agency (EA) raised the following issue (letter dated 31/10/2019):

"From a groundwater quality perspective we are unable to recommend the discharge of condition 42 of planning permission 10/01461/OUT (102172) for Part 3b. There are no supporting documents submitted regarding contamination within Phase 3B. Our records show that there were three hotspots of medium and heavy end petroleum hydrocarbons (mostly Aliphatic) identified in groundwater in boreholes RWS601 (890 µg/l), RWS602 (370 µg/l) and RWS603 (430 µg/l) and we need to see reports detailing how these were remediated."

The Ramboll report, which addresses contamination and remediation for Phases 3A and 3B, listed above, was not originally submitted with this discharge of condition application, but had been submitted for Phase 3A (under ref:180967).

The Ramboll report at Page 24 states the following:

"9. CONCLUSIONS AND RECOMMENDATIONS

Controlled Waters

The screening assessment has not identified any significant controlled waters risks with no leachable contaminants identified in the unsaturated zone. The identified inorganic contaminants in groundwater are also not considered significant due to their marginal exceedance or exceedance within an order of magnitude of adopted GAC. As no plausible sources have been identified these are considered to comprise background concentrations rather than being reflective of an on-site source of contamination. Furthermore no obvious on site source of the identified medium and heavy end aliphatic hydrocarbons have been identified and given that these fractions are considered to be of low mobility and risk to the water environment they are also not considered significant."

Ramboll confirm there is no action or remediation recommended in respect of Ground Water contamination for any part of Phase 3. The ground water contamination query raised by the EA has, therefore, been addressed in the Ramboll report.

Please note that it is the responsibility of the developer to ensure that all relevant conditions are complied with during the construction and/or subsequent use of the development.

Yours sincerely

A. Amoah

Mrs Alison Amoah
Principal Planning Officer