

Planning Condition Discharge Schedule



**Contaminated
Land
Solutions**

Project Number	9999
Project Name	Gas Works Lane, London
Planning Ref.	2017/01444/GAS
Documents to be Submitted By	Client, Project Manager or Planning Consultant

Planning Condition extract	Investigation Phase	Report Reference	Report Status	Date Submitted to Local Authority	Date Condition Cleared	Condition Status	Notes
CONDITION 37 - No development shall commence until a preliminary risk assessment report is submitted to and approved in writing by the Council. This report shall comprise: a desktop study which identifies all current and previous uses at the site and surrounding area as well as the potential contaminants associated with those uses; a site reconnaissance; and a conceptual model indicating potential pollutant linkages between sources, pathways and receptors, including those in the surrounding area and those planned at the site; and a qualitative risk assessment of any potentially unacceptable risks arising from the identified pollutant linkages to human health, controlled waters and the wider environment including ecological receptors and building materials.	Phase 1 desktop study	9999-P1E-1-A	complete	22/11/17	03/01/18	cleared	
CONDITION 38 - No development shall commence until a site investigation scheme is submitted to and approved in writing by the Council. This scheme shall be based upon and target the risks identified in the approved preliminary risk assessment and shall provide provisions for, where relevant, the sampling of soil, soil vapour, ground gas, surface and groundwater.	Phase 2 Scope of Works	9999-P2E-1-Scope	complete	22/11/17	03/01/18	cleared	

<p>CONDITION 39 - no development shall commence until, following a site investigation undertaken in compliance with the approved site investigation scheme, a quantitative risk assessment report is submitted to and approved in writing by the Council. This report shall: assess the degree and nature of any contamination identified on the site through the site investigation; include a revised conceptual site model from the preliminary risk assessment based on the information gathered through the site investigation to confirm the existence of any remaining pollutant linkages and determine the risks posed by any contamination to human health, controlled waters and the wider environment.</p>	<p>Phase 2 Intrusive Investigation</p>	<p>9999-P2E-1-B</p>	<p>complete</p>	<p>11/02/18</p>		<p>awaiting local authority decision</p>	
<p>CONDITION 40 - Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall commence until, a remediation method statement is submitted to and approved in writing by the Council. This statement shall detail any required remediation works and shall be designed to mitigate any remaining risks identified in the approved quantitative risk assessment.</p>	<p>Phase 3 Remediation Strategy</p>	<p>9999-P3E-1- Draft</p>	<p>in hand</p>			<p>to be addressed</p>	
<p>CONDITION 41 part 1- Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall commence until the approved remediation method statement has been carried out in full and a verification report confirming these works has been submitted to, and approved in writing, by the Council. This report shall include: details of the remediation works carried out; results of any verification sampling, testing or monitoring including the analysis of any imported soil; all waste management documentation showing the classification of waste, its treatment, movement and disposal; and the validation of gas membrane placement.</p>	<p>Phase 4 Verification Report</p>		<p>awaiting instruction</p>			<p>to be addressed</p>	

<p>CONDITION 41 part 2 - If, during development, contamination not previously identified is found to be present at the site, the Council is to be informed immediately and no further development (unless otherwise agreed in writing by the Council) shall be carried out until a report indicating the nature of the contamination and how it is to be dealt with is submitted to, and agreed in writing by, the Council.</p>	<p>Unexpected contamination</p>		<p>as phase 4</p>			<p>to be addressed</p>	<p>Not anticipated. To be addressed if required, otherwise verification report to state none found</p>
<p>CONDITION 42 - Unless the Council agree in writing that a set extent of development must commence to enable compliance with this condition, no development shall commence until an onward long-term monitoring methodology report is submitted to and approved in writing by the Council where further monitoring is required past the completion of development works to verify the success of the remediation undertaken. A verification report of these monitoring works shall then be submitted to and approved in writing by the Council when it may be demonstrated that no residual adverse risks exist.</p>	<p>Long term monitoring</p>		<p>as phase 4</p>			<p>to be addressed</p>	<p>Not anticipated. To be addressed if required.</p>