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Sent: 08 June 2021 18:35

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>

Subject: A/97/21/DOC

Dear Planning,

Thank you for consulting Environmental Health for the application to approve planning conditions imposed under A/177/19/PL. Please find below our comments relating to contamination risk (condition 3) and Construction Management Plan (Condition 4) relevant to EH.

Contamination Risk – Condition 3

In support of this discharge, the applicant submitted two reports relating to phase I and phase II preliminary risk assessment and intrusive ground investigation works. In the phase I reviewed historical maps of the site to generate a conceptual site model which identified the primary sources of contaminants, comprising of made ground. The CSM has been considered in terms of the proposed end use (Commercial) and identified some sensitive receptors. The report recommended further intrusive works to assess the extent of any soil impacted contamination.

As part of phase II intrusive works, some chemical laboratory testing showed no evidence of contamination exceeding prescribed assessment criteria. Given the light industrial unit located in the north/east section of the site, I would have expected some gas monitoring is carried as part of the intrusive works to ascertain the risk of any gassing regime from on or off-site sources. Given the proposed end-use scenario, I am happy with the recommendation that no further remediation works required other than traces of negligible Asbestos encountered, which could be addressed as part of the construction management plan. Taking the above into consideration, condition 3 may be discharged.

Construction Management Plan – Condition 4

I have reviewed the construction management plan submitted in support of this application. The dust mitigation could have included detailed measures to deal with wastes, which seems to be outside the scope of the above condition. Having said this, I recommend condition 4 be discharged as long as the applicant complies fully with the approved statement.

Regards

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