

To: Marie-Claire Tovey

From: Jack Dearman

Date: 13th January 2022

Your ref: EPF/2787/21

File ref:



Address: 172 Manor Road, Chigwell IG7 5PX

Proposal: Extension to form x2 no. additional apartments, with associated parking, cycles, refuse & landscaping with access taken from Mount Pleasant Road.

Contaminated Land

There are no acknowledged on-site sources of potentially contaminated land at this site on the council's system.

Should the proposal for this site be amended including demolition of existing buildings, consideration should be given as to whether further contaminated land conditions would be required. However as this proposal retains the existing structure of the current building, the following condition should be attached:-

Due to the sensitive nature of the proposed residential use, condition **NSCN60** should be attached to any approval granted.

NSCN60 - Unexpected Contamination

Reason: It is the responsibility of the developer to ensure the safe development of the site and to carry out any appropriate land contamination investigation and remediation works. The condition is to ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy RP4 of the adopted Local Plan 1998 & 2006, and policy DM21 of the Local Plan Submission Version 2017, and the NPPF 2019.

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