

To: Marie-Claire Tovey
From: Jack Dearman
Date: 28th May 2021

Your ref: EPF/0861/21

My ref:



Epping Forest District Council

Address: 76 Algiers Road, Loughton, IG10 4NF

Proposal: Demolition of existing dwelling and replacement with new building consisting of six Flats (Revised application to EPF/2881/18).

This site has been previously assessed for potential contamination under EPF/2881/18.

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.

Asbestos Informative

Where existing buildings or structures may contain Asbestos Containing Materials (ACM's):-

The applicant is required to ensure that all contractors involved in the demolition and site clearance works are aware of the requirements of the Control of Asbestos at Work Regulations 2012. It is essential that an asbestos survey is undertaken and where ACMs are discovered, risks are appropriately managed, ensuring safe removal and disposal offsite by specialist contractors in accordance with good practise and current HSE guidance. Further, it is the responsibility of the developer to ensure measures are put in place to prevent contamination of the soils during such works. Evidence may therefore be required by The LPA as part of the contaminated land condition to show that any ACMs, identified following a required asbestos survey, have been appropriately disposed from site.

m e m o