

To: Muhammad Rahman
From: Jack Dearman
Date: 25th November 2021

Your ref: EPF/2607/21

File ref:



Epping Forest District Council

Address: Wayback, 179 Lambourne Road, Chigwell, IG7 6JU

Proposal: Demolition of existing dwelling and erection of replacement dwelling and ancillary garden outbuilding.

Contaminated Land

I have screened readily available records held by the Council for this site including our GIS database and aerial photographs. From the records I can see the site has no acknowledged contaminated land.

A Phase I Preliminary Environmental Assessment was received under this application and the EPF/2946/19 application.

The report sufficiently addresses the requirements for submission of a Phase I desk study, in that it is signed and dated, contains: relevant information and evidence of a site walkover performed; background information for the site and surrounding area and a preliminary risk assessment for potential contaminant linkages.

No visual or olfactory evidence of contamination was observed during the Site walkover and the desk study has not identified any potential pollution linkages on site from current or historical land uses.

It is agreed that an asbestos survey should be carried out prior to demolition. Refer to informative below.

Due to the nature of the proposed 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

It is noted that the existing buildings 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.