



To: Planning Officer
From: Aldona Rahman
Date: 27th May 2022
Your ref:
File ref: EPF/2502/20

Epping Forest District Council

Location: Land & Garages, Chequers Road Site B, Loughton, IG10 3QF

Proposal: Erection of one residential building, accommodating 8 flats with associated parking spaces and landscaping.

I have reviewed the amended description & our comments from the 4th December 2020 remain unchanged.

Memo 4th December 2020

The initial contaminated land investigation was based on redevelopment of site for residential properties with gardens. The Phase 2 and Remediation Strategy was approved under conditions 7 and 8 of the EPF/2609/15 planning application.

The new proposal has changed, it is now to redevelop the site for residential apartments with soft landscaping and parking.

Therefore, the only change to my previous comments dated 20th July 2020 relates to clean cover system, which still apply to the remaining soft landscape areas across the site. The rest of the comments remain the same.

Memo – 20th July 2020 re: EPF/2609/15

The Council's Contaminated Land Officer has reviewed the Phase II & RMS report for this site. The review comments are detailed below:

Create Consulting Engineers Ltd. on behalf of the Client was appointed to investigate any potential pollutant linkages which could have affected the proposed new development for residential properties with gardens and soft landscaping areas.

The results of intrusive site investigations showed presence of beryllium, asbestos and lead in samples of Made Ground.

As a result, the Remedial Method Statement has been prepared to address contamination on site. The works can be summarised as below:

- Removal of the oil/water interceptor, associated pipe work and any contaminated soil will be required,

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- Disposal/treatment of excavated soils,
- Design of engineered cover system in gardens and landscapes area is satisfactory (450-600mm in soft landscaped areas and 600-750mm in areas of proposed residential gardens underlined with geotextile membrane and hard dig layer)
- Further ground assessment for any unexpected contamination

The verification report will be required to confirm the above (EPF/2609/15 – Condition 9).

The design of water supply pipes should also be taken into consideration when installed in remaining made ground.

The applicant is required to consult the Environmental Agency with regards to risk to controlled waters.

I trust that the necessary information will be provided to Contaminated Land Officer when completed.

In respect of the above, it is considered that conditions 7 & 8 can be recommended for discharge from this application.

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