

To: Muhammad Rahman
From: Jack Dearman
Date: 2nd February 2021
Your ref: EPF/2928/20
File ref:



Address: 2 The Uplands, Loughton, IG10 1NH

Proposal: Demolition of existing garage structure. Erection of two semi-detached 2 bedroom (3 person) dwellings to rear of retained host dwelling.

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 potentially contaminated land.

It has been noted that a phase I report has been submitted in support of this application.

The Phase I Report (ref. PH1-2020-000105, Version 1) dated 28th October 2020, relating to potential contamination issues at the above site has been reviewed and I have the following comments to make regarding its content:

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.

The land use history suggests that there is the potential for contamination to have occurred on-Site due to the presence of a garage and an oil heating tank within this garage. No off-Site sources of contamination were identified.

There are no acknowledged receptors from surface water or groundwater in the vicinity of the site. The risk is considered very low in this respect.

A low to moderate risk to future end users exists at the site warrants further investigation.

It has been recommended in section 15 that a Phase II intrusive site investigation be undertaken to confirm the presence/extent of any contamination on the site. This is agreed with and should target the pollutant linkages highlighted in the Conceptual Site Model. Refer to the asbestos informative below.

A Phase II sampling protocol plan is to be agreed with the Council's Contaminated Land Officer.

Due to the sensitive nature of the proposed residential use, I recommend that the land contamination conditions **NSCN57 & NSCN60A** be attached to any approval granted.

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.