

To: Ian Ansell  
From: Jack Dearman  
Date: 15<sup>th</sup> July 2021  
Your ref: EPF/0507/21  
File ref:



**Address:** Land and Garages at Whitehills Road, Loughton, Essex, IG10 1TU

**Proposal:** Demolishing existing garages, and erection of residential building, proposing 2 houses with associated parking spaces and landscaping.

The phase I report dated June 2019 submitted under EPF/0507/21 has been previously reviewed under EPF/1452/19.

The phase I desk study was undertaken in accordance with CLR11 and the NPPF. The pCSM has identified potential pollutant linkages (PPLs) relating to asbestos, hydrocarbons, heavy metals and ground gases. Made ground covers the site and requires further investigation to be carried out. A sub-station is also present and may contain PCB contamination.

A phase II site investigation protocol was previously submitted for approval and agreed by EFDC. The proposed site investigation works were to consist of 4 x BH to 5mbgl, 6 hand dug pits, collection of 10x made ground samples and 4 x sub-soil samples (clay) and the collection of water/ sludge from the interceptor area.

Due to the sensitive nature of the proposed residential use and the proposed further investigations, condition **NSCN57** should be attached to any approval granted.

### ***Asbestos Informative***

Where Asbestos Containing Materials (ACM's) are noted:- 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.

Reason: To ensure that 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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