



Residential Development Comet Way, Hatfield AL10 9TF

Conditions Compliances 2,3 & 4

Rev.00
Issued for Planning Condition/s Compliance

31 October 2022
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31 October 2022

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Condition 02- Remediation Strategy

CONDITION

Development must not commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority.

This strategy will include the following components:

- a) A preliminary risk assessment which has identified:
 - i. all previous uses;
 - ii. potential contaminants associated with those uses;
 - iii. a conceptual model of the site indicating sources, pathways and receptors; and
 - iv. potentially unacceptable risks arising from contamination at the site.
- b) A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.
- c) The results of the site investigation and the detailed risk assessment referred to in (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

REASON

To ensure that the development will not pose a risk to the water environment, in accordance with Policies R2 and R7 of the Welwyn Hatfield District Plan 2005, Policies SP 10 and SADM 18 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016, and the National Planning Policy Framework.

RESPONSE

To ensure that the development will not pose a risk to the water environment, a remediation strategy had been prepared and submitted 'Phase 2 Ground Investigation Report'.

We have further identified sources of contamination and have described the required remediation or preventative measures that would be involved.

Refer to our 'Remediation' document for further clarifications.

Document	Title	Rev	Date
Remediation Oct 2022	Remediation	na	October 2022

Condition 03 (Ground investigation measures)

CONDITION

The measures recommended in Section 9 of the submitted Phase 2 Ground Investigation Report (by Stantec, Project Ref: 47179/3502, Rev: 00, Date: August 2020) must be carried out.

RESPONSE

To ensure that there will be no unacceptable risk to health or the environment in relation to contamination we will conduct the measures recommended in Section 9 of the submitted Phase 2 Ground Investigation Report (by Stantec, Project Ref: 47179/3502, Rev: 00, Date: August 2020)

We have further identified sources of contamination and have described the required remediation or preventative measures that would be involved.

Refer to our 'Remediation' document for further clarifications.

Document	Title	Rev	Date
Remediation Oct 2022	Remediation	na	October 2022

REASON

To ensure that there will be no unacceptable risk to health or the environment in relation to contamination, in accordance with Policy R2 of the Welwyn Hatfield District Plan 2005, Policy SADM 18 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016, and the National Planning Policy Framework.

Condition 04 (Ground contamination)

CONDITION

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority.

An investigation and risk assessment must be undertaken in accordance with the requirements of part (a), and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of part (b), which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 3.

(a) Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site.

The contents of the scheme are subject to the approval in writing of the Local Planning Authority.

The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced.

The written report is subject to the approval in writing of the Local Planning Authority.

The report of the findings must include:

- i. a survey of the extent, scale and nature of contamination;
- ii. an assessment of the potential risks to:
 - human health;
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes;
 - adjoining land;
 - groundwaters and surface waters;
 - ecological systems; and
 - archaeological sites and ancient monuments
- iii. an appraisal of remedial options, and proposal of the preferred option(s). This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Condition 04 (Ground contamination)

CONDITION

(b) Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority.

The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

RESPONSE

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, we would report any contamination found at any time.

We have further identified sources of contamination and have described the required remediation or preventative measures that would be involved.

Refer to our 'Remediation' document for further clarifications.

Document	Title	Rev	Date
Remediation Oct 2022	Remediation	na	October 2022

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 R2 of the Welwyn Hatfield District Plan 2005, Policy SADM 18 of the Welwyn Hatfield Borough Council Draft Local Plan Proposed Submission August 2016, and the National Planning Policy Framework.

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Appendices

DOCUMENTS

1.1 Remediation

Comet Way Development, Hatfield AL10 9TF

The following has been prepared to follow advice and recommendations contained in the Stantec Phase 2 Ground Investigation Report 47179/3502 August 2020. It specifically relates to planning conditions **2** and **3** of planning approval 6/2020/3222/MAJ. It confirms that the recommendations in the report have been and will be accommodated in site operations and methods of construction and working.

Previous Use

The site has historically been used for the storage and retail sale of vehicle fuels including diesel and petrol. These fuels were stored in underground storage tanks, which have been decommissioned since the trade in fuel sales ceased. The tanks were identified in various locations and have been historically decommissioned and filled with concrete slurry or Basel foam. The remediation of the site includes the removal of these tanks and associated infrastructure.

Contamination Risks

The following have been identified as possible sources of contamination and will require remediation or preventative measures as stated below.

Operational Risk	Source	Pathway	Receptors	Risk Classification prior to Remediation	Mitigation	Risk Classification after Remediation
Risk 1 – Contaminated materials in soil etc.	Exposure to possible contaminants during construction	Physical handling of materials excavated during substructure construction – direct contact & ingestion	On site staff and staff at waste handling sites	Moderate	<ul style="list-style-type: none"> Excavated materials are independently tested to verify contamination levels Actions taken to ensure materials are correctly handled and disposed of, to registered landfill sites as required Materials are mechanically handled, no 	Very low

					physical handling permitted on site	
Risk 2 – Uptake by vegetation & ingestion	Contaminants in soil where vegetation is planted	Planted materials provide a pathway for contaminants to reach the surface	Residents, visitors, and maintenance staff	Moderate/Low	<ul style="list-style-type: none"> Soft landscaping is confined to localised areas where barrier material has been provided to prevent migration No edible species to be introduced as part of the soft landscaping proposal 	None
Risk 3 – Groundwater is contaminated with Bromide & Bromate	Contaminated groundwater held in chalk strata below the site Existing pollution will be exacerbated by construction activities	Contaminated water rises through boreholes or piling shafts The quality of the water in the aquifer will be further degraded	On site staff Other offsite users	Low	<ul style="list-style-type: none"> The foundation piling has been designed to accommodate and not penetrate the chalk aquifer The use of a low frequency CFA piling method and non-penetration of the chalk aquifer prevents further deterioration 	Very low
Risk 4 – Services (water supplies)	Ground contamination	Contaminants enter the new potable water supply	Residential occupiers	Low	<ul style="list-style-type: none"> Potable water will be supplied to the site in barrier pipe to main cold water storage tanks Cold water distribution will be 	None

					undertaken above ground level through lateral and riser arrangements	
Risk 5 – Fuel storage tanks	Ground contamination	Contaminants enter the water supply and/or adjacent soil	Residential occupiers and maintenance staff	Moderate	<ul style="list-style-type: none"> Decommissioned fuel storage tanks will be removed from site and disposed of at approved locations Tanks are opened on site and materials removed from site Localised independent testing of soil material from the proximity of the tank removal(s) The site is encapsulated with tarmacadam and paving surfaces for car parking and pedestrian access 	None
Risk 6 - Vertical Migration in unsaturated soil	From contaminated material which may lie at lower levels across the site	Contaminants are present in exposed soil on site	Residential occupiers and maintenance staff	Low	<ul style="list-style-type: none"> The site is encapsulated with tarmacadam and paving surfaces for car parking and pedestrian access Site is managed as a 'no home grown' end use 	None

Risk 7 – Ground Gases	Gases that are contained in the underlying soil	Release from disturbed soil	Residential occupiers and maintenance staff	Low	<ul style="list-style-type: none"> The ground floor is non-residential and will be utilised for car parking The under-croft car parking areas will be naturally cross ventilated to ensure air flow and permit dissipation of any gases 	None

Verification - Materials sampling

Materials that are excavated for removal will be sampled by laboratory analysis to determine if they are to be classified as waste and removed to specialist landfill sites. This includes materials will be sampled from pile arisings and reduced level digs where these are undertaken.

END REPORT



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