

Chris Carter
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24 October 2024

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015

Dear Sir/Madam,

Application Reference: 6/2024/1671/COND

Proposed development at: 29 Broadwater Road Welwyn Garden City AL7 3BQ

Proposal: Submission of details pursuant of conditions 2d & 25d (Reporting of unexpected contamination) on planning permission 6/2019/3024/MAJ

Thank you for your application requesting approval of the above details reserved by conditions.

Condition 2d of planning permission 6/2019/3024/MAJ states:

(d) Reporting of Unexpected Contamination

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 condition a, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 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 c.

Condition 25d replicates condition 2d.

The following details have been provided with this application:

Welwyn Hatfield Borough Council, The Campus, Welwyn Garden City, Herts AL8 6AE
DX30075, Welwyn Garden City 1

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- Review Report Ref: P.6531.GE.L.002.A, prepared by Enzygo Geoenvironmental Ltd, dated 3 September 2024
- Review Report Ref: CRM.1027.198.GE.L001.A prepared by Enzygo Geoenvironmental Ltd dated 27 September 2024

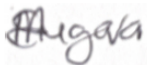
It was reported that hydrocarbon contamination was encountered below the site. The Review Report dated 27 September 2024 states that following site visits and sample testing, no evidence of hydrocarbon contamination on site was identified. It is concluded that the hydrocarbon odour reported by the drillers was in error and that there is no source identified on site.

The Council's Public Health and Protection Team has been consulted and have confirmed that no further action is required at this time.

Having regard to the above, I am pleased to confirm that sufficient information has been submitted pursuant to the requirements of Conditions 2d and 25d. Please note that the development must not be carried out other than in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Should you require any clarification regarding the contents of this letter, please do not hesitate in contacting me at e.mugova@welhat.gov.uk and I will be pleased to advise you further.

Yours sincerely,



Ms Elizabeth Mugova
Career Grade Development Management Officer