

Clare Howe
Welwyn-Hatfield District Council
Development Control
The Campus
Welwyn Garden City
Hertfordshire
AL8 6AE

Our ref: NE/2019/131089/03-L01
Your ref: 6/2019/2708/COND
Date: 3 February 2020

Dear Clare

Former Shredded Wheat Factory, Welwyn Garden City, Hertfordshire, AL8 6UN

Submission of details pursuant to condition 3 (penetrative methods) and 4 (borehole management scheme) on planning permission 6/2018/0171/MAJ

Thank you for consulting us on the above discharge of conditions application. Having reviewed the additional comments and information submitted in support of the discharge of these conditions, we are satisfied and can now recommend the discharge of conditions 3 (penetrative methods) and 4 (borehole management scheme).

We have the following comments to make regarding the above mentioned conditions:

Condition 4

It is noted that there exists requirements for ongoing post remedial monitoring and that, as part of the discharge of condition 3, additional monitoring is likely to be required to address the risk associated with piling. As the details regarding the management of boreholes required for these specific aspects of the development will be addressed in the specific schemes, including them in the requirements for discharge of condition 4 would result in duplication.

Condition 3

Additional information has been provided to address our previous comment regarding monitoring frequency, trigger values and mitigation measures, which are generally considered satisfactory.

Concerns remain regarding the selected trigger values as both the historic and current groundwater monitoring shows concentrations in excess of the proposed values.

After discussions undertaken with Curtains, revised values have been provided. Higher trigger values have been agreed in the up gradient source area and lower more stringent values for the down gradient wells. Such an approach is considered in line with conceptual site model.

Revised concentrations are:

Proposed Trigger Values - Source Area (15% above final monitoring)

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concentrations)

Xylenes (sum) – 1498 ug/l

C8-C10 Aromatics – 7,475 ug/l

C10-C16 Aromatics – 6,785 ug/l

Dichloromethane – 817 ug/l

Downgradient (BH05-17) – Monitoring Concentrations (13 June 2019)

Xylenes (sum) – 121.7 ug/l

C8-C10 Aromatics – 1,200 ug/l

C10-C16 Aromatics – 720 ug/l

Dichloromethane – 150 ug/l

These are to be included within an updated risk assessment to be submitted to the Local Planning Authority.

Should you have any queries regarding this response, please contact me.

Yours sincerely

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Sustainable Places Planning Advisor

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