

CL06: COMMENSURATE REMEDIATION MEASURES

Remedial measures shall be carried out to the proposed development that are commensurate with the measures employed on the existing property. These measures shall be carried out without compromising existing remedial measures. Any variation or modification of existing or proposed remedial measures shall be subject to the approval of the Local Planning Authority prior to development commencing. Where remedial measures are to prevent ground gas ingress, details of how the gas resistant membrane will be joined to the existing membrane to create a continuous barrier shall be submitted for approval.

A Verification Report detailing the design and installation of the remedial measures must be submitted to the LPA for approval upon completion of remediation works.

Reason: *To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 180(f), 189 and 190 of the National Planning Policy Framework (December 2023).*

CL04: UNEXPECTED CONTAMINATION

The development hereby permitted within any approved phase shall not be brought into use until written confirmation is provided to the Local Planning Authority that unexpected or previously unidentified contamination was not encountered during the course of development works.

If, during development, unexpected contamination is found to be present on the site, no further works shall be carried out at the affected location until the following are submitted to the Local Planning Authority for approval:

- I. Risk Assessment (GQRA or DQRA);
- II. Remediation Strategy & Verification Plan;

Where remediation is required, it shall be carried out in accordance with the approved Remediation Strategy. Upon completion of remediation works, a Verification Report shall be submitted for approval. The Verification Report must include information validating all remediation works carried out; details of imported materials (source/quantity/suitability); details of exported materials; and details of any unexpected contamination.

Reason: *To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 180(f), 189 and 190 of the National Planning Policy Framework (December 2023).*