

Contaminated Land

With regard to the conditions, I would still keep our two conditions (CLA1 and CLA2) but add the following EA condition:

Condition

A scheme for managing any borehole installed for the investigation of soils, groundwater or geotechnical purposes shall be submitted to and approved in writing by the local planning authority. The scheme shall provide details of how redundant boreholes are to be decommissioned and how any boreholes that need to be retained, post-development, for monitoring purposes will be secured, protected, and inspected. The scheme as approved shall be implemented prior to the occupation of any part of the permitted development.

Reason

To ensure that redundant boreholes are safe and secure, and do not cause groundwater pollution or loss of water supplies in line with paragraph 174 of the National Planning Policy Framework and Position Statement J of 'The Environment Agency's approach to groundwater protection'.

Our two conditions should cover the other two (unforeseen contamination and verification) recommended by the EA.

Electric Vehicle Charge Points

A plan has been provided that indicates 2 no. 22kW dual EV charge points (serving 4 no. car parking spaces) will be installed. This will meet the requirements of our commercial development condition. But I still need a copy of the manufacturer's specification sheet for the chosen charge point. Photographic evidence of the installation will be required at the end of the development. Therefore, the EV condition is still required.