

25 March 2024

Planning Condition Discharge

HGY/2021/2718 Stanhope Road Bridge

Dear Planning team,

As per the planning approval granted on 9th December 2021 this letter is seeking approval of pre-commencement conditions.

CONDITION 8 - GQRA

Before development commences other than for investigative work:

- a. Using the information already submitted on the Preliminary Risk Assessment report with reference number 70077287-WSP-EGT-B-RP-LE-002 prepared by WSP and dated September 2021, chemical analyses on samples of the near surface soil in order to determine whether any contaminants are present and to provide an assessment of classification for waste disposal purposes shall be conducted. The site investigation must be comprehensive enough to enable; a risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement detailing any additional remediation requirements where necessary.
- b. The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority which shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.
- c. Where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out; and
- d. A report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

To discharge these conditions we are submitting two documents.

- The site investigation report is covered by the WSP document Stanhope GI Interim Report_9 Jun 23.
- The refined conceptual model and updated risk assessment is contained within the GQRA.

Please note items c and d (a Method Statement for remediation and a report verifying the works) are not necessary as the site investigation found no relevant pollutant linkages and concluded that: "No further site investigation or remediation work is considered necessary for the site; however, the GQRA report provides information on a discovery strategy should unexpected contamination be identified during subsequent demolition works."

We trust that this provides you with the required information to discharge this pre-commencement condition.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Sam Neal'. The signature is written in a cursive, flowing style.

Sam Neal
Project manager - major projects team
Highways