



6 New Bridge Street
London EC4V 6AB

T: 020 7489 0213

E: info@dwdllp.com

W: dwdllp.com

Humber Zero (VPI): Draft Conditions

To:	Jennifer Ashworth	Date:	16/10/23
cc:	Kirsty Cobb, Mayowa Akinrinlola	Our Ref:	15862
From:	Colin Turnbull	Your Ref:	PA/2023/421

List of Draft Conditions

The following suggested list of conditions have been compiled based on the condition wording recommended by the respective statutory consultees during the respective statutory consultation periods for application ref. PA/2023/421, along with other conditions expected to be required by the local planning authority. It incorporates wording approaches preferred by the Applicant.

The Applicant would expect to still be consulted on the formal wording of any pre commencement conditions per the regulations and on the formal wording of all other proposed conditions in view of the collaborative approach established under the PPAs. The table below outlines the suggested conditions and the origin of the condition wording for planning application ref. PA/2023/421.

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Title	Draft Wording	Draft Reason (NB local plan and NPPF policy references should be incorporated)	Origin of Wording	Changes requested (if wording originated with a third party)
Permitted Preliminary Works	<p>“Permitted Preliminary Works” means works including or comprising the clearance of ecological features and exclusion or translocation of species using qualified consultants and any necessary licences, the removal of existing hardstanding, the erection of temporary fencing for construction purposes, and the placing of temporary cabins and associated areas of hardcore for construction purposes, <u>geotechnical investigations, archaeological excavation, land contamination risk assessment and mitigation, site clearance works, underground surveys and positive identification of services, utilities and gas mains.</u></p>	<p>To exclude certain ‘de minimis’ forms of development from the need to comply with large numbers of pre commencement conditions.</p>	<p>Similar / longer wording included on Keadby 3 DCO and various energy/infrastructure planning permissions (list can be supplied).</p>	<p>Request that the following activities be considered as PPWs, and are incorporated into track changes:</p> <ul style="list-style-type: none"> • Removal of existing hardstanding • Geotech surveys • Archaeological excavation • Land contamination risk assessment and mitigation • Site clearance • Underground surveys and positive identification of services, utilities, and gas mains
Standard time limit	<p>The development hereby permitted shall be begun before the expiration of five years from the date of this permission.</p>	<p>To comply with Section 91(1) of The Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 and in recognition of the</p>	<p>5yrs requested by applicant, case made out for these in submitted memos.</p>	

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		particular complexities in delivering carbon capture infrastructure projects.		
Phasing of Development	<p>Save for the Permitted Preliminary Works, commencement of development shall not take place until a scheme for the phasing of the works comprised in the development has been submitted to and approved in writing by the local planning authority.</p> <p>The development shall only proceed in accordance with the scheme approved in (i), unless otherwise agreed in writing by the local planning authority.</p>	To allow the development to be carried out in phases, or a single phase, depending on the requirements of the developer.		
Conformity with Parameter Plans	<p>The development hereby permitted, or each phase thereof, shall be carried out in accordance with the following submitted parameter drawings:</p> <ul style="list-style-type: none"> • Parameter / Zoning Plan Key Plan, Ref. 415000-00201-8820-01-0001 • Parameter / Zoning Plan Plan Sheet 1, Ref. 415000-00201-8820-01-0002 	For the avoidance of doubt and to ensure that the development is carried out in strict accordance with the details approved.		

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	<ul style="list-style-type: none"> • Parameter / Zoning Plan Plan Sheet 2, Ref. 415000-00201-8820-01-0003 • Parameter / Zoning Plan Sections Sheet 1, Ref. 415000-00201-8820-01-0014 • Parameter / Zoning Plan Sections Sheet 2, Ref. 415000-00201-8820-01-0015 • Parameter / Zoning Plan Sections Sheet 3, Ref. 415000-00201-8820-01-0016 • Parameter / Zoning Plan Sections Sheet 4, Ref. 415000-00201-8820-01-0017 • Parameter / Zoning Plan Sections Sheet 5, Ref. 415000-00201-8820-01-0018 			
Layout	No development, or phase thereof, save for the Permitted Preliminary Works, shall take place until details of the final layout of the specified phase of development has	For the avoidance of doubt and to ensure that the development is carried out in		As the parameter plans will be approved VPI request flexibility to ensure future detailed plans and/or any non-material amendments are similar to the parameter plans.

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	<p>been submitted to and approved in writing by the local planning authority.</p> <p>Such details shall be in general conformity similar to with the following submitted indicative plans:</p> <ul style="list-style-type: none">• General Arrangement Key Plan, Ref. 415000-00201-8820-01-0004, 1:2000 at A1• General Arrangement Sheet 1, Ref. 415000-00201-8820-01-0005• General Arrangement Sheet 2, Ref. 415000-00201-8820-01-0006• General Arrangement Sheet 3, Ref. 415000-00201-8820-01-0007• General Arrangement Sheet 4, Ref. 415000-00201-8820-01-0008• General Arrangement Sheet 5, Ref. 415000-00201-8820-01-0009• General Arrangement Sheet 6, Ref. 415000-00201-8820-01-0010• Proposed Access Junction General Arrangement, 60668866-ACM-XX-XX-DR-CE-0001-PO3• Ditch Diversion Proposals 41500-00201-8310-41-0001-5 <p>Unless accompanied by <u>a functional of safety explanation, see above or as</u> otherwise agreed in writing by the local planning authority. <u>Any written agreement is to be within the parameters stated in the Environmental Statement (AECOM, February 2023).</u></p>	accordance with the details as approved.		
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<p>External Appearance and Scale</p>	<p>No development, or phase thereof, save for the Permitted Preliminary Works, shall take place until details of the external appearance and scale of the specified phase of development has been submitted to and approved in writing by the local planning authority.</p> <p>Such details shall be in general conformity with similar to the following submitted indicative drawings:</p> <ul style="list-style-type: none"> • Substation 04 Equipment Layout and Gallery Plan, Ref. 415000-00201-8330-47-0003, • Substation 04 Roof Plan and Section, Ref. 415000-00201-8330-47-0004, • <input type="checkbox"/> CO2 Compressor House Ground Floor Plan, Ref. 415000-00201-8330-47-0005, • MV Compressor House Plan and Section, Ref. 415000-00201-8330-47-0006, • CO2 Compressor House Roof Floor Plan, Ref. 415000-00201-8330-47-0007, • Substation 05 Equipment Layout and Gallery Plan, Ref. 415000-00201-8330-47-0012, • Substation 05 Roof Plan and Section, Ref. 415000-00201-8330-47-0013, • Surfacing Plan, 60668866-ACM-XX-XX-DR-CE-0004-PO3. • Underground Utilities, 60668866-ACM-XX-XX-DR-CE-0005-PO2, 		<p>For the avoidance of doubt and to ensure that the development has a comparable overall external appearance to the details approved.</p>	
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	<ul style="list-style-type: none"> • General Arrangement Elevations Sheet 1, Ref. 415000-00201-8820-01-0011, • General Arrangement Elevations Sheet 2, Ref. 415000-00201-8820-01-0012, <p><u>unless accompanied by a functional or safety explanation, or as otherwise agreed in writing by the local planning authority. Any written agreement is to be within the parameters stated in the Environmental Statement (AECOM, February 2023).</u></p>			
<p>Working Hours Condition</p>	<p>Construction, demolition and site clearance operations shall be limited to the following days and hours, unless otherwise agreed in advance with the Local Planning Authority:</p> <ul style="list-style-type: none"> • 07:00 to 19:00hrs Monday to Friday. • 07:00 to 13:00hrs Saturday. <ul style="list-style-type: none"> • No construction, demolition or site clearance operations on Sundays or public holidays. <p>• HGV movements shall not be permitted outside these hours during the construction phase without prior written approval from the Local Planning Authority.</p> <ul style="list-style-type: none"> • Installation of equipment on site shall not be permitted outside these hours without prior written approval from the Local Planning Authority 	<p>Recommended by Environmental Protection in their Statutory consultation response dated 08/06/23</p>	<p>Change to wording in bold to allow for transporting <u>modules and Abnormal indivisible loads modules</u> (Abnormal indivisible loads) to / from the port outside of normal hours. The rationale is that these movements are often better undertaken outside normal hours to minimise disruption on the local road network and they facilitate certain activities such as slip forming which cannot be paused:</p> <p><i>HGV movements shall not be permitted outside these hours during the construction phase without prior written approval from the Local Planning Authority. This is</i></p>	<p>The wording on the left has a number of problems as it would prevent AILs being carried out at safe times in the context of the existing power station, and continuous activities,</p> <p>Suggested wording</p> <p><i>(i) No construction, demolition or site clearance activities, save for the Permitted Preliminary Works, and excluded activities defined in (ii), and emergency situations defined in (iii), shall take place outside the following hours unless otherwise approved in writing by the Local Planning Authority:</i></p> <ul style="list-style-type: none"> • 07:00 to 19:00hrs Monday to Friday. • 07:00 to 13:00hrs Saturday.

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			<p><i>with the exception of Abnormal Indivisible Loads (AILs) travelling to and from the Port which will be detailed in an AIL Report submitted and approved by the LPA prior to the commencement of construction. The applicant or developer will notify the Highways Authority and the Department for Transport Electronic Service Delivery for Abnormal Loads (ESDAL) prior to any movements outside normal working hours</i></p> <p>As explained in Appendix 8B of the ES:</p> <p>Temporary traffic management will be provided during AIL delivery where required, along with appropriate communications with the local community; and the Department for Transport Electronic Service Delivery for Abnormal Loads (ESDAL) system will be used for notifications.</p>	<p>(ii) Excluded activities comprise:</p> <ul style="list-style-type: none"> • A 30-minute set up and demobilisation period immediately before and following, respectively, the hours in (i) • Concrete transportation and pouring; • Abnormal Indivisible Load movements; • Module movements; • Heavy lift activities; • Fit out activities internal buildings and substantially enclosed structures; • Pre-commissioning and commissioning activities • Any such activities that cannot be stopped or paused • Brownfield integration activities (to minimise CHP risk and outage) <p>(iii) An emergency situation is one which if the relevant action is not taken, there will be adverse health, safety, security or environmental consequences that in the reasonable opinion of the electricity generation</p>
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Commented [CT1]: Jen, this is a continuous activity that cannot stop/start

Commented [CT2]: Jen, these are expected to need carrying out when the power station has lower occupation levels eg at night, to avoid peak vehicle entries to the site (and to avoid peak traffic on public networks)

Commented [CD3R2]: VPI have advised that whilst in reality it's best to do heavy lifting during daytime, there are other considerations that could mean lifting is undertaken outside these hours e.g. lifting extending into the night, best weather condition falling on a weekend.

Commented [CT4]: Jen, these typically need carrying out when the power station has lower occupation levels eg at night for safety reasons.

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				<i>licenceholder at the site (currently VPI Immingham LLP) would outweigh the adverse effects to the public (whether individuals, classes or generally as the case may be) of taking that action.</i>
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Commented [CT5]: This wording is taken from Keadby 3 carbon capture power station, requirement (condition) 27, also in N Lincs. This recognises the complex safety environment of the existing power plant and is personal to the operator of the power plant.

<p>CEMP</p>	<p>No stage of the development hereby permitted, or any phase thereof, save for the Permitted Preliminary Works, shall commence until a Construction Environmental Management Plan (CEMP) in conformity with the submitted Outline CEMP has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following:</p> <p>Noise and vibration: The CEMP shall set out the particulars of –</p> <ul style="list-style-type: none"> a) the works, and the method by which they are to be carried out; b) the noise and vibration attenuation measures to be taken to minimise noise and vibration resulting from the works, including any noise limits; and c) a scheme for <u>periodic monitoring, or responding to any complaints regarding,</u> the noise and vibration <u>complaints</u> during the works to ensure compliance with the noise limits and the effectiveness of the attenuation measures <p>Light: The CEMP shall set out the particulars of –</p> <ul style="list-style-type: none"> a) Specified locations for contractors' compounds and materials storage areas, b) Areas where lighting will be required for health and safety purposes, 	<p>Recommended by Environmental Protection in their Statutory consultation response dated 08/06/23</p>	<p>CEMP condition is acceptable subject to minor wording on the left in tracks.</p>
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	<p>c) Location of potential temporary floodlights,</p> <p>d) Identification of sensitive receptors likely to be impacted upon by light nuisance,</p> <p>e) Proposed methods of mitigation against potential light nuisance, including potential glare and light spill, on sensitive receptors.</p> <p>Dust: The CEMP shall set out the particulars of –</p> <p>a) Site dust monitoring, recording and complaint investigation procedures</p> <p>b) Identification of receptors and the related risk of dust impact at all phases of the development, including when buildings and properties start to be occupied</p> <p>c) Provision of water to the site</p> <p>d) Dust mitigation techniques at all stages of development</p> <p>e) Prevention of dust trackout</p> <p>f) Communication with residents and other receptors</p> <p>g) A commitment to cease the relevant operation if dust emissions are identified either by regular site monitoring or by the local authority</p> <p>h) A no burning of waste policy</p>			
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<p>Construction of new access</p>	<p>No development, or phase thereof, shall take place, save for the Permitted Preliminary Works, until the new access from Rosper Road has been completed in accordance with details submitted to and approved in writing by the Local Planning Authority. The details submitted shall include a full set of engineering drawings that have been subject to a Stage 2 Road Safety Audit.</p>	<p>Requested by NLC Highways, 4 Sept</p>		<p>We have followed NLC's wording, but excluded PPWs and added phasing. This recognises that the site has an access that is capable of supporting very minor early works.</p>
<p>Construction Workers Travel Plan</p>	<p>No development, or phase thereof, shall take place, save for the Permitted Preliminary Works, until a Construction Workers Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The plan approved shall thereafter be implemented in full unless otherwise agreed by the local planning authority.</p>	<p>Requested by NLC Highways, 4 Sept</p>		<p>Wording adjusted slightly to allow for phasing, exclude PPWs, and more precise wording about implementation.</p>
<p>Construction Traffic Management Plan</p>	<p>No development, or phase thereof, save for the Permitted Preliminary Works, shall take place until a construction phase traffic management plan showing details of:</p> <ul style="list-style-type: none"> i. a pre/post construction condition survey of the carriageway, <u>being a visual inspection for the length between the new site access and the junction of Rosper Road and Humber Road</u>, to identify any 	<p>Requested by NLC Highways, 4 Sept</p>		<p>Worded as per NLC standard wording but with PPWs excluded and phasing added, and to clarify that the condition survey would be a visual inspection of a specified section of the carriageway given the other vehicular movements on the road-</p>

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	<ul style="list-style-type: none"> defects and how they will be rectified; ii. all associated traffic movements, including delivery vehicles and staff/construction movements; iii. any abnormal load movements; iv. contractor parking and welfare facilities; v. storage of materials; and vi. traffic management requirements, including the means of controlling the deposition of mud onto the adjacent highway, along with appropriate methods of cleaning the highway, as may be required; <p>has been submitted to and approved in writing by the local planning authority. Once approved the plan shall be implemented, reviewed and updated as necessary.</p>			
Decommissioning Noise and Vibration	The response notes that a Decommissioning Environmental Management Plan will be secured by a planning condition	Noted by Environmental Protection in their Statutory consultation response dated 08/06/23		Suggested wording: Within twelve months of the electricity undertaker at the site (currently VPI Immingham LLP) deciding to decommission the authorised development, the following must be submitted to the

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				<p>planning authority for its written approval:</p> <ul style="list-style-type: none"> (i) a Decommissioning Environmental Management Plan; (ii) a scheme for the demolition and removal of redundant buildings and structures from the Site and the restoration of the Site. <p>The scheme in (ii) shall include a written explanation of which buildings and structures, if any, are not redundant, making reference to their potential for reuse.</p> <p>The plan in (i) and the scheme in (ii) shall be implemented in full within 24 months of approval, unless such other period is agreed in writing by the local planning authority.</p>
<p>SuDsSurface water drainage and flood risk</p>	<p>Condition 1 No development, or phase thereof, save for the Permitted Preliminary Works, shall take place until a detailed surface water drainage scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on sustainable drainage</p>	<p>Recommended by LLFA in their statutory consultation response dated 31/05/23</p>		<p>Acceptable subject to minor wording changes shown in tracks</p>

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	<p>principles and an assessment of the hydrological and hydro-geological context of the development. This must be based upon the submitted Drainage Strategy Document, Appendix 9C.2, submitted by Humberzer, Dated: 24 April 2023 (currently located on portal for PA/2023/422). The drainage scheme shall demonstrate that surface water runoff generated up to and including the 1 in 100-year critical storm (including an allowance for climate change which should be based on the current national guidance will not exceed the runoff from the existing site. It shall also include details of how the resulting completed scheme is to be maintained and managed for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime so that flood risk, both on and off the site, is not increased. SuDS must be fully considered in accordance with current Planning Practice Guidance guidance. Reference should be made to North Lincolnshire Councils SuDS and Flood Risk Guidance Document. The document is available to view on the website here and here. Should infiltration not be feasible at the site, alternative sustainable drainage should be used, focusing on above ground solutions.</p>			
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Commented [CT6]: Jen, please can this be written out in full?

	<p>Condition 2</p> <p>The drainage scheme shall be implemented in accordance with the approved submitted details required by the above condition (reference approved condition number above) and shall be completed prior to the occupation of any dwelling or building within each phase or sub phase of the development on site and thereafter retained and maintained in accordance with the scheme for the life of the development unless otherwise agreed in writing with the Local Planning Authority.</p> <p>INFORMATIVE COMMENTS (THESE MUST BE PUT ON DECISION RECORDS)</p> <p>Our records indicate that the proposed development site is bounded by and has running through it, a watercourse (Surface water pipe/culvert or ditch). Following inspection, the watercourse may need to be cleared, replaced, protected or diverted by the landowner at their expense in accordance with their riparian responsibilities. An easement adjacent to the watercourse may need to be provided for future maintenance.</p> <p>Any other drainage feature found during excavations must be immediately reported to the LLFA Drainage Team, via email prior to any further construction works being carried out. Please refer to the attached</p>			
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	<p>document detailing riparian rights and responsibilities</p> <p>Compliance with this guidance is to ensure the free flow of surface water is maintained throughout the development.</p> <p>The site lies within IDB and LLFA area of jurisdiction and as such any alterations and / or connections into the watercourse must be consented by both the local Internal Drainage Board and the LLFA Drainage Team through an Ordinary Watercourse Consent and appropriate discharge rates must be agreed. Please contact the LLFA Drainage team via email for further details. Compliance with this guidance is to ensure the free flow of surface water is maintained throughout the development.</p>			
<p>Contamination and Flood Risk</p>	<p>Condition 1</p> <p>No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:</p> <p>1. A preliminary risk assessment which has identified:</p> <ul style="list-style-type: none"> all previous uses 	<p>Recommended by Environment Agency in their Statutory consultation response dated 06/07/23.</p>	<p>Standard contaminated land conditions are similar to those proposed by Environmental Health/ Environmental Protection. Condition wording to be agreed.</p>	<p>We assume NLC will opt for the NLC Environmental Protection wording, and not go with the EA wording (the wording is duplicative).</p> <p>Any reference to Phillips 66 site and proposed further investigations need to be deleted from these conditions as not applicable to VPI.</p>

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	<ul style="list-style-type: none">• potential contaminants associated with these uses• a conceptual model of the site indicating sources, pathways and receptors• potentially unacceptable risks arising from contamination at the site <p>2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.</p> <p>3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.</p> <p>4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action.</p> <p>Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.</p> <p>Condition 2</p>			
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~~Prior to any part of the permitted development being brought into use, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.~~

Informative advice

~~We consider that the Phase 1 Desk Study satisfies Part 1 of this condition, in so far as it relates to controlled waters. The Report recommends that a ground investigation is undertaken at the Phillips 66 site, to further assess and identify any geo-environmental issues that require mitigation. We agree that this is the next appropriate phase of investigation for the assessment of the potential risks posed to controlled waters from the proposed development. We recommend that developers should:~~

- ~~• Follow the risk management framework provided in 'Land contamination: risk management' when dealing with land affected by contamination~~
- ~~• Refer to our Guiding principles for land contamination for the type of information~~

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	<p>that we require in order to assess risks to controlled waters from the site— the local authority can advise on risk to other receptors, such as human health</p> <ul style="list-style-type: none">• Consider using the National Quality Mark Scheme for Land Contamination Management which involves the use of competent persons to ensure that land contamination risks are appropriately managed• Refer to the contaminated land pages on gov.uk for more information <p>Condition 3</p> <p>If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.</p> <p>Condition 4</p> <p>Piling and investigation boreholes using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development shall be carried out in accordance with the approved details.</p>			
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	<p>Informative advice</p> <p>We note that the site investigation proposals include the investigation of chalk bedrock depth using deep boreholes. This presents the potential for a preferential pathway to be created for contamination to migrate to the Principal Chalk aquifer. Any drilling or piling work that may penetrate the underlying Chalk bedrock must be supported by an appropriate risk assessment in accordance with best practice guidance. Any investigation borehole that penetrates the Chalk aquifer should be suitably decommissioned when no longer needed, in accordance with best practice guidance.</p> <p>Condition 5</p> <p>The development shall be carried out in accordance with the submitted flood risk assessment (Included as Appendix 9A of the Environmental Statement Volume 2, undertaken by AECOM, dated February 2023). In particular, flood resilience measures including those detailed in paragraph 7.2.1 shall be incorporated into the development. These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures shall be retained and maintained thereafter throughout the lifetime of the development.</p>			
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	Informative advice applies [not copied here]			
Contamination	<p>Unless otherwise agreed by the Local Planning Authority, development or any phase thereof, other than the Permitted Preliminary Works or that required to be carried out as part of an approved scheme of remediation, must not commence until parts 1 to 4 below have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning authority in writing until part 4 has been complied with in relation to that contamination.</p> <p>Part 1: Site Characteristics</p> <p>An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing</p>	Recommended by Environmental Health in their statutory consultation response dated 25/04/23.	Standard contaminated land conditions are similar to those proposed by Environment Agency. Condition wording to be agreed.	Added ability to phase and exclusion for PPWs in here.

	<p>of the Local Planning Authority. The report of the findings must include:</p> <ul style="list-style-type: none"> i. a survey of the extent, scale, and nature of contamination. ii. an assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments. iii. An appraisal of remedial options, and a proposal of the preferred option(s). <p>This must be conducted in accordance with Environment Agency's Land Contamination Risk Management (LCRM) guidance April 2021.</p> <p>Part 2: Submission of Remediation Scheme</p> <p>A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works</p>			
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Commented [CT7]: Jen, we have done this already - can we include wording to allow us to agree that this has already been discharged?

	<p>and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.</p> <p>Part 3: Implementation of Approved Remediation Scheme</p> <p>The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority.</p> <p>Part 4: Reporting of Unexpected Contamination</p> <p>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</p>			
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	<p>Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Part 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Part 2, 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 Part 3.</p>			
Archaeological evaluation	<p>No development hereby permitted, or phase thereof, save for the Permitted Preliminary Works, shall commence until a Written Scheme of Investigation (WSI) prepared in conformity with the submitted Outline Written Scheme of Investigation (AECOM, October 2023) has been submitted to and approved in writing by the Local Planning Authority <u>prior to the occupation of the development.</u></p>			Acceptable subject to minor wording changes shown in tracks

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