

Herefordshire Council
PO Box 230
Hereford
Herefordshire
HR1 2ZB

Our ref: SV/2013/107300/01-L01
Your ref: 131551/CD
Date: 08 October 2013

F.A.O: Ms. K Gibbons

Dear Madam

SITE FOR CONSTRUCTION OF CIRCA 60000SQ FT OF NEW B1/B2/B8 INDUSTRIAL WAREHOUSE UNITS, ASSOCIATED SERVICE YARD AND ACCESS IMPROVEMENTS AT THREE ELMS TRADING ESTATE, BAKERS LANE, THREE ELMS ROAD, HEREFORD, HR4 9PU

Thank you for referring the above application which was received on the 16 September 2013. We have no objection to the proposed development and would offer the following comments at this time.

Flood Risk: Since the previous application in 2009 (DMC/092094/O), the Yazor Brook Flood Alleviation Scheme (FAS) has become operational. As part of the FAS planning application the Yazor Brook was modelled by Capita Symonds and the revised Flood Map now shows the Three Elms site to be located solely in Flood Zone 1, the low risk Zone. I have attached a copy of the current Flood Map (Updated November 2012) for your information.

Whilst development may be appropriate in Flood Zone1, Table 1 of the National Planning Policy Framework (NPPF) Technical Guide states that a Flood Risk Assessment (FRA) is required for 'development proposals on sites comprising one hectare or above where 'there is the potential to increase flood risk elsewhere through the addition of hard surfaces and the effect of the new development on surface water run-off'

In light of the above we would raise no concerns with regard to fluvial flooding on the site. As the Lead Local Flood Authority (LLFA) your Council will review any surface water management proposals in discussion with your Land Drainage Team.

Land Contamination: As part of the initial application (DMCW/092094/O) a Preliminary Phase II Ground Investigation report was submitted. We are not aware of any further work being carried out to discharge the Conditions applied to this application. We would

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therefore re-iterate the need for further work to be carried out prior to development of the site.

Condition: No development, or phasing as agreed below, shall take place until the following components of a scheme to deal with the risks associated with contamination of the site are submitted to and approved, in writing, by the local planning authority

- 1) A site investigation scheme, based on Preliminary Phase II Ground Investigation, produced by Applied Geology, reference AG1028-08-P11, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- 2) The site investigation results and the detailed risk assessment (1) and, based on these, an options appraisal and remediation strategy, if necessary, of the remediation measures required and how they are to be undertaken.
- 3) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. This should include any proposed phasing of demolition or commencement of other works.
- 4) Prior to occupation of any part of the development (unless in accordance with agreed phasing under part 3 above) a verification (validation) report demonstrating completion of the works set out in the approved remediation strategy (2 and 3). The report shall include results of any sampling and monitoring. It shall also include any plan (a “long-term monitoring and maintenance plan”) for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action and for the reporting of this to the Local Planning Authority.

Any changes to these components require the express written consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason: To protect ground and surface waters (‘controlled waters’ as defined under the Water Resources Act 1991).

Condition: 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 the developer has submitted, and obtained written approval from the Local Planning Authority, a Method Statement for remediation. The Method Statement must detail how this unsuspected contamination shall be dealt with. A verification (validation) report demonstrating completion of the works set out in the method statement shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of any sampling and monitoring. It shall also include any plan (a “long-term monitoring and maintenance plan”) for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action and for the reporting of this to the Local Planning Authority.

Reason: To ensure that any unexpected contamination is dealt with and the development complies with approved details in the interests of protection of ground and surface waters (‘controlled waters’ as defined under the Water Resources Act 1991).

Pollution Prevention: Developers should incorporate pollution prevention measures to protect ground and surface water. We have produced a range of guidance notes giving

advice on statutory responsibilities and good environmental practice which include Pollution Prevention Guidance Notes (PPG's) targeted at specific activities. Pollution prevention guidance can be viewed at: <http://www.environment-agency.gov.uk/business/444251/444731/ppg/>

Export & Import of wastes at site: Any waste produced as part of this development must be disposed of in accordance with all relevant waste management legislation. Where possible the production of waste from the development should be minimised and options for the reuse or recycling of any waste produced should be utilised.

Yours faithfully

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