

MEMORANDUM

To : **DAVID GOSSET –PLANNING – DEVELOPMENT CONTROL**

From : **NICK JAMES - PRINCIPAL TECHNICAL OFFICER (AIR, LAND & WATER PROTECTION)**

Tel : **01432 261684** My Ref : **NJC/210426/214042**

Date : **2nd February 2022** Your Ref :

214042– LAND AT AND NEAR THE NEW INN, ST OWENS CROSS, HEREFORD. HR2 8LQ.

APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS 5 ATTACHED TO PLANNING PERMISSION 210426.

I refer to the above and would make following comments concerning potential contamination and risk to human health only:

“Land at the New Inn, St Owens Cross, Hereford. HR2 8LQ. Phase 1 Contamination Study Report” (E19974-DS, 25th January 2022) and “Land at the New Inn, St Owens Cross, Hereford. HR2 8LQ.Phase 2 Geo-Environmental Site Investigation Report” (E19974 –SI, 25th January 2022).

The above revised reports have been submitted in support of the application to discharge condition 5. Following review of earlier iterations and some discussion and clarification from the specialist with regard to the likelihood of nearby underground fuel tanks and any potential risk, I can confirm that this condition may be discharged.

Notwithstanding the above, it is also noted that there are undesirable material in the shallow made ground on site such as metal, concrete and brick which the applicant should consider removing where necessary to ensure they do not pose a risk of injury to future residents.

NICK JAMES