

Herefordshire Council
PO Box 230
Hereford
Herefordshire
HR1 2ZB

Our ref: SV/2015/108380/01-L01
Your ref: 150659
Date: 10 April 2015

F.A.O: Mr. E Thomas

Dear Sir

PROPOSED DEMOLITION OF ALL EXISTING BUILDINGS AND HARD STANDINGS, REMEDIATION OF THE SITE INCLUDING REINSTATEMENT, OR LANDSCAPING, OF THE FORMER CANAL AND DEVELOPMENT OF UP TO 120 HOMES AT LAND AT HOLMER TRADING ESTATE, COLLEGE ROAD, HEREFORD

Thank you for referring the above application which was received on the 20 March 2015. We have no objection to the proposed development and would offer the following comments and conditions for your consideration at this time.

We have reviewed submitted preliminary risk assessment by Waterman Energy, Environment & Design Limited, dated September 2014, and would agree that, based on the former land uses, nature of the underlying strata, and proximity of the infilled canal as a controlled waters receptor, this site is of medium vulnerability to pollution. We would concur with the conclusions of the report that further characterisation of the contamination needs to be done and we would also like to highlight that a risk assessment and remediation methodology will also be required.

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 **the preliminary risk assessment, Holmer Trading Estate, College Road, Hereford, September 2014, Waterman Energy, Environment & Design Limited.**, 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

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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).

Foul Drainage: We would have no objection to the connection of foul water to the mains foul sewer, as proposed. The LPA must ensure that the existing public mains sewerage system has adequate capacity to accommodate this proposal, in consultation with the relevant Sewerage Utility Company.

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:
<https://www.gov.uk/government/collections/pollution-prevention-guidance-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

Mr. Graeme Irwin

Senior Planning Advisor

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