

Hi Katie,

The submitted phase 2 report presents an analysis of sampling from across the site. The report sets out that soil remedial works are not necessary as part of the future development works. However, gas monitoring identified elevated methane levels and recommends that Characteristic Situation 2 gas protection measures in line with British Standard 8485:2015+A1:2019 be adopted as a minimum across the site:

A two-part planning condition should be set something like below:

1. No development shall take place until a scheme setting out British Standard 8485:2015+A1:2019 Characteristic Situation 2 gas protection measures have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with that scheme.
2. Prior to the occupation or first use of the development, a validation report shall be submitted detailing the installed gas protection measures as approved.

I would also recommend than adding an informative advising that prior to demolition, asbestos surveys may be required.

Best wishes,

Tim Savage
Senior Scientific Officer
Public Health & Protection Services
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From: Katie Rodgers <Katie.Rodgers@Rochford.gov.uk>
Sent: Friday, January 19, 2024 4:26 PM
To: Tim SAVAGE <tim.savage@chelmsford.gov.uk>
Cc: Thomas Byford <Thomas.Byford@Rochford.gov.uk>
Subject: Consultation - Contamination - Land Adjacent The Ramblers - 23/00745/DOC

Hi Tim,

RE: Consultation on DOC application
Ref: 23/00745/DOC
Site: Land adjacent The Ramblers, Eastwood Rise, Rayleigh

I wonder if you have seen this discharge of condition application (relating to contamination)?

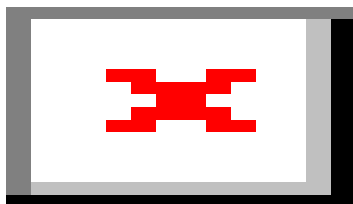
I was under the impression that Andy Padden might have sent this to you and I might have missed a response.

If you haven't had this would you have any capacity to look at this?

Tom Byford is the case officer so if you can help us out and need any documents sending over, Tom will be able to sort this for you.

Kind regards,

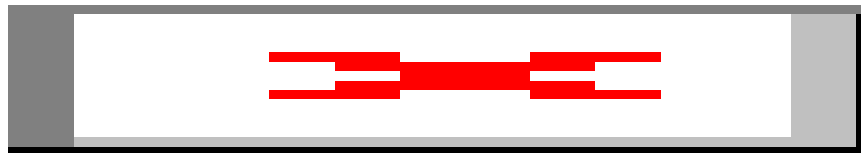
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Please see the most up to date information at: <https://www.rochford.gov.uk/CostOfLiving>

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