

Internal Consultation Letter - App ref DOC/2024/0109
Discharge of Condition 7 (a, b and c) – remediation scheme

Recommendation: The applicant has submitted the following report [post demolition phase 2 site investigation and remediation strategy produced by peak associates.](#)

The report is considered well written and the conclusions accepted (a). The report identified some areas of contamination in the soils (Arsenic and Nickle) but notes that the site levels are to be raised with appropriate imported material and external soft-standing area will include a verified simple soil cover layer system, which will be specified and verified in line with the RemStrat, which will negate these issues. The site will also be adopting CS2 gas protection measures as a precaution. The details of proposed RemStrat protocols (7b) and Verification proposals (7c) outlined in Appendix F are also agreed.

Recommendation

Condition can be discharged. The applicant is requested to ensure the contractor is fully versed with the requirements 7b & 7c, (in order to discharge condition 8, as they are resented appendix rather than a standalone doc.

Condition 10a

With regard to the Coal Mining report. Again it is accepted from EH point of view but should be sent top point of view, but Coal Authority when officially submitted so the planners will have to run that past them for the final approval.

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Environmental Health
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