GOSPORT
Borough Council

Development Management

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On behalf of Mr Kevin Jones, Tidebank UK Ltd

Dear Sir or Madam,

Confirmation Request No. DC04/038/18
Application No. 17/00100/FULL
DISCHARGE OF CONDITIONS 13 (LAND CONTAMINATION) AND 15 (DUST MANAGEMENT) OF PLANNING PERMISSION 17/00100/FULL - ERECTION OF SINGLE STOREY BUILDING (USE CLASS B1/B2/B8) WITH 55 CAR PARKING SPACES (as amplified by documents received 02.07.2018)
Daedalus Park - Site B (South) Daedalus Drive Lee-on-the-Solent Hampshire

I write further to your recent request for confirmation of compliance with planning conditions attached to the above consent.

I have assessed the submitted information and am able to confirm *partial* compliance with the following condition insofar as it relates to the submission and approval of details in respect of parts (1) and 3 of the Condition. The details submitted in respect of part (2) are acceptable, but do not include a method statement for the removal of the radioactive material. This should be submitted for approval to secure full compliance with this condition. The following condition is therefore partially complied with:-

13. No development shall commence until:
(1) All hardstanding present has been removed and a site-wide unexploded ordnance subsurface clearance scan of the site undertaken to either confirm the absence of unexploded ordnance or identify any anomalous readings (which shall thereafter be investigated). The unexploded ordnance scan, investigation, reporting of findings, and any subsequent mitigation measures shall be undertaken by an appropriately qualified expert. The results of the scan and any subsequent mitigation measures shall be submitted to and approved, in writing, by the Local Planning Authority; and
(2) All hardstanding present has been removed and a site-wide survey for radiation undertaken followed by an assessment of the risks posed to human health and implementation of any required mitigation measures. The survey, assessment, and any subsequent mitigation measures actions shall be undertaken by an appropriately qualified expert. The results of the survey and any subsequent mitigation measures shall be submitted to and approved, in writing, by the Local

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Planning Authority; and
(3) The area of potential hydrocarbon contamination previously identified shall be investigated followed by an assessment of the risks posed to human health and implementation of any required mitigation measures. The investigation, assessment, and any subsequent mitigation measures actions shall be undertaken by an appropriately qualified expert. The results of the investigation, and any subsequent mitigation measures, shall be submitted to and approved, in writing, by the Local Planning Authority.
Reason - To ensure that risks from land contamination, ground gases and contaminated groundwater to the future uses of the land, neighbouring land, surface water, groundwater and wider environment are mitigated so that the development can be carried out safely without any unacceptable risks to workers, neighbours or off site receptors in accordance with Policy LP47 of the Gosport Borough Local Plan, 2011-2029.

I have assessed the submitted information and am able to confirm compliance with the following condition insofar as it relates to the submission and approval of details, but I am unable to confirm compliance in so far as it relates to the implementation. Therefore the following condition is partially complied with:-

15. The development shall be carried out in accordance with the approved Construction Management Plan (Rev A as received 7 March 2017). The Dust management procedures to be incorporated into the construction phase of development shall be the subject of an additional document setting out a detailed strategy for dust management including positions, material composition and maximum heights of stockpiled material and monitoring measures to be put in place. Construction shall not commence until the dust management document has been agreed in writing by the Local Planning Authority, and construction shall be carried out in accordance with the agreed plan.
Reason - In the interests of the amenities of occupiers of the neighbouring residential properties in accordance with Policy LP46 of the Gosport Borough Local Plan, 2011-2029.

In respect of the outstanding details required by Condition 13, these must be submitted and be approved to secure full compliance with the condition prior to any building works or other construction related activity is undertaken within the restricted area on the site (as outlined in the letter from Peak RPA Ltd dated 27th June 2018).

Yours faithfully

Debbie Gore
Head of Planning Services Dated: - 9 JUL 2018