

Planning Control
London Borough of Havering

Town Hall, Main Road Romford RM1 3BB

Please Call: Planning Department

Telephone: 01708 433100

Fax: 01708 432690

email: planning@havering.gov.uk

Date: 4th January 2024

Andrew Thomas
John Eccles House
Science Park
Robert Robinson
Avenue
Oxford
OX4 4GP
Dear Sir/Madam

NOTICE OF DECISION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (England)
Order 2015
PLANNING (LISTED BUILDING AND CONSERVATION AREAS) REGULATIONS 1990

Application No: Q0250.23

Description: Change of use from public house (use class A4) to residential (use class C3) including extensions to accommodate 9 flats (2 x 1 bed, 4 x 2 bed and 3 x 3 bed), car and cycle parking and private and communal gardens. P1473.18
Conditions(s) 17c- Remediation Verification Report

Location: 279 South Street Romford

Further to my letters regarding the Notice of Decision for the above Discharge of Conditions application, I can now confirm the following:

The following condition(s) have been discharged in full:

17 (1) Prior to the commencement of any works pursuant to this permission the developer shall submit for the written approval of the Local Planning Authority;

a) A Phase II (Site Investigation) Report if the Phase I Report confirms the possibility of a significant risk to any sensitive receptors. This is an intrusive site investigation including factors such as chemical testing, quantitative risk assessment and a description of the sites ground conditions. An updated Site Conceptual Model should be included showing all the potential pollutant linkages and an assessment of risk to identified receptors.

b) A Phase III (Remediation Strategy) Report if the Phase II Report confirms the presence of a significant pollutant linkage requiring remediation. A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to all receptors must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation

objectives and remediation criteria, timetable of works, site management procedures and procedure for dealing with previously unidentified any contamination. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

c)Following completion of measures identified in the approved remediation scheme mentioned in 1(c) above, a "Verification Report" that demonstrates the effectiveness of the remediation carried out, any requirement for longer-term monitoring of contaminant linkages, maintenance and arrangements for contingency action, must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason: To protect those engaged in construction and occupation of the development from potential contamination and in order that the development accords with Development Control Policies Development Plan Document Policy DC53.

The following condition(s) have been discharged in part:

The following condition(s) have been removed:

The following condition(s) have not been discharged:

The following condition(s) are not required to be discharged, but are for Information/implementation only:

Please refer to the individual decision documents sent to you previously for the officer comments relating to each item

Signed:



Helen Oakerbee
Assistant Director Planning