

Planning Control
London Borough of Havering
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Please Call: Planning Department

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Date: 4th January 2024

Andrew Thomas
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Robert Robinson
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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

Details pursuant to the discharge of conditions were received in this office in relation to the following application.

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

The Planning Service has given careful consideration to these details and the information supplied is able to confirm that they are acceptable and Discharge in Full the requirements of the condition set out below:

- 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.

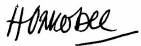
c)Following completion of measures identified in the approved remediation scheme mentioned in 1(c) above, a "Verification Report" that demonstrates the effectiveness of the remediation carried out, any requirement for longer-term monitoring of contaminant linkages, maintenance and arrangements for contingency 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 information is sufficient to discharge the requirement for the verification report (1c).

If you require any further assistance please contact this office.

Yours faithfully



Helen Oakerbee
Assistant Director Planning