BowkerSadler

21-026

Land to the south of Alderford Parade. Land north of Dinnington Drive and South of Tamerton Drive. Land to the west of Starmoor Drive and north and east of Heatherdale Drive

Discharge of Conditions 12a & 21

Response to Queries from Environmental Health Officer in Relation to App Ref: OTH-2026-000248

Point 1 - *we still need further comment / discussion to justify why the elevated levels of contaminants around conditions in the Alderford Parade section are not considered to pose a zone wide risk as the area when the properties considered to require 600mm clean cover are next to those not considered to be a risk.*

– Phase II & Phase III Report now detail and discuss the reasoning for splitting the Alderford Parade zone to demonstrate that identified contamination is localised in the western portion of the area, the plots requiring 600mm cover have been increased to bring them across to the first plots where no contamination has been identified.

Point 2 – *Section 3.4 only seems to refer to unexpected contamination and how arising will be stored. These measures should also apply to areas where there is known soils contamination and these arising should also be included under these management requirements so this will need to be updated in the report to avoid doubt. Additionally, we still needed comment in the validation proposals section to confirm how compliance with these measures (once included and agreed) will be validated in the final verification report.*

– This section of the Phase III Report now details the requirements for contaminated arisings being stored on site and the proposed methods to verify and record this storage of material.

Point 3 – *will accept the comments – evidence of the full extent of delineation for asbestos delineation will be required and demonstrated at validation stage.*

Point 4 – *will accept the comments*

Point 5 – *We can accept the UU risk assessment submitted but as previously requested, we still need comment in the remediation section with recommendations for clean service corridors (material and trench depth and construction) for water pipes. This will also require validation so comment in the validation section will also be required to confirm PE barrier water supply pipe has been installed and service corridor has been constructed in accordance with recommendations.*

– Details of clean service corridors now included in the Phase III Report in the remedial works section.