

Project: Ipsen Biopharm Erection of Building 5 FDPF		Approval Permission Ref: ABE P/2020/0625
		Permission Granted 13.01.2021
No.	Condition	response
5.	No part of the development shall commence until a scheme to deal with the risks associated with contamination at the site, has been submitted to and approved in writing by, the Local Planning Authority. The scheme shall comprise of the following information: 1. A preliminary risk assessment which has identified: - all previous uses; - potential contaminants associated with those uses; - a conceptual model of the site indicating sources, pathways and receptors; - potentially unacceptable risks arising from contamination at the site. 2. A site investigation scheme, based on Point 1 (above) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. 3. The results of the site investigation and the detailed risk assessment referred to in Point 2 (above) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. 4 A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in Point 3 (above) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. The remediation strategy and its relevant components shall be carried out in accordance with the details as are approved.	Discharged 27th May Ref: P 2021 0375
6.	Prior to first occupation of the development, a verification report demonstrating completion of works set out in the remediation strategy approved in connection with condition no. 5 shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be carried out in accordance with the details as are approved.	No remediation strategy was required as part of the Geoenvironmental study submitted in response to condition 5. No excavated materials have been removed from site.
7.	Prior to first occupation / use of the development, a long-term monitoring plan for protected sites and land contamination shall be submitted and approved in writing by the Local Planning Authority. The long-term monitoring plan should include: - Details of the methods and triggers for action to be undertaken; - Timescales for the long-term monitoring and curtailment mechanisms e.g. a scheme of monitoring for 3 years unless the monitoring reports indicate that subsequent monitoring is or is not required (for x years); - Timescales for submission of monitoring reports to the LPA e.g. annually; - Details of any necessary contingency and remedial actions and timescales for actions; - Details confirming that the contingency and remedial actions have been carried out. The monitoring plan shall be carried out in accordance with the approved details, within the agreed timescales.	No remediation strategy was required as part of the Geoenvironmental study submitted in response to condition 5, nor were contaminant exceedances encountered, therefore no long term monitoring is required.
8.	If during the course of the construction of the development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as is approved.	The Contractor has confirmed that no “visual or olfactory evidence of contamination” was encountered during groundworks.