

Technical note

Project name	Bicester Heritage Hotel		
Design note title	Planning Condition 7 rationalisation		
Document reference	22457-HYD-XX-XX-RP-GE-XX-S2-P01		
Author	Matt Tebbett		
Revision	P01		
Date	9 November 2022	Approved	✓

1. Context

Hydrock has received email correspondence from the IKS Consulting on behalf of Bicester Motion in relation to a planning query relating to our report 22457-HYD-XX-XX-RP-GE-1001 final issue dated 13/06/2022. It is Hydrock's understanding that the Local Authority has requested all elements of the Planning Condition 7 to be satisfied for the pre-commencement condition to be discharged.

This Technical Note has been requested by the Client to assist with clarification of the technical aspects of Planning Condition 7 to assist in this Condition being discharged.

2. Planning Condition

The Planning Condition relating to application number 18/01253/F states:

7. No development shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site, has been submitted to and approved, in writing, by the Local Planning Authority:

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 (1) 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 detailed risk assessment referred to in (2) 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 (3) are complete and identify any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason – To ensure the development is in accordance with Policy ENV1 of the Cherwell Local Plan 1996, and para 178 of the NPPF. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme."

3. Summary and recommendations

The following recommendations were listed within our Ground Investigation Report ref. 22457-HYD-XX-XX-RP-GE-1001 final issue dated 13/06/2022.

Findings of the ground investigation indicated that based on individual test results, no chemicals of potential concern were reported in excess of the generic assessment criteria (GAC) and/or above the laboratory limit of detection and therefore, do not require further assessment. No visual evidence of Asbestos Containing Materials (ACM) was encountered during investigation works and the laboratory test data indicates no detected asbestos in the samples screened and tested.

Whilst Hydrock consider it plausible for asbestos to be present in any of the Made Ground soils, overall, the risk associated with the potential presence of asbestos is considered to be low and acceptable based on current information.

Whilst there are exceedances of the water quality targets, these exceedances are considered not to represent a significant risk of pollution of Controlled Waters from an onsite source as there is no evidence of artificial accumulations of these substances on the site.

In relation to ground gases or vapours, mitigation of the risk from ground gases should be undertaken in accordance with BRE 414, CIRIA 665, BS 8485:2015 +A1:2019, CIRIA C748 and CIRIA C735. In accordance with BS 8485:2015 +A1:2019, the design of gas protection measures should be undertaken in accordance with the Characteristic Situation and the building type:

- » In view of the recorded presence of carbon monoxide in the ground gas, the site is provisionally classified as Characteristic Situation 2.
- » The hotel is classified as a Type C building.

As such, 2.5 points of protection as required

The report recommends the following:

- » Discussion and agreement with utility providers regarding the materials suitable for water supply pipework;
- » Discussions with regulatory bodies and other relevant parties regarding the conclusions of this report;
- » Assessment of foundation recommendations when further details of the structural loadings and limit state criteria are available;
- » Assessment of tree influence with regard to planting proposals on foundations and design of foundations as part of the geotechnical design;
- » Provision of geotechnical design for the Category 2 structure (earthworks, retaining, floor slabs, foundations etc.);
- » Production of a Materials Management Plan relating to reuse of soils at the site and import of soils to the site;
- » A Materials Management Strategy relating to reuse of soils at the site;
- » Production of a Remediation Strategy and Verification Plan (and agreement with the regulatory bodies and the warranty provider);
- » remediation and mitigation works; and
- » verification of the remediation and mitigation works.

Whilst Hydrock understand the position of the Local Authority to request discharge of all sub sections of the planning Condition, at the stage the project is and to ensure continuation we are of the opinion that technically a partial sign off of parts 1 and 2 of planning condition 7, is appropriate.

As the condition states a Remediation Strategy is required under planning, our report recommendations mirror this requirement, in case at some point it is required. From the ground investigation undertaken to date no visual or olfactory evidence of contamination was recorded and soil samples screened did not exceed the required end use. However, given the sites former land use and the restricted nature of ground investigations, the bulk excavation works for the proposed development could uncover visual or olfactory evidence of contamination, though deemed unlikely. If at that stage visual or olfactory evidence of contamination was recorded, we would propose works are suspended and a Remediation Strategy and Validation plan agreed with the Local Authority.

At this stage no special precautions or Remediation Works are required, apart from the gas mitigation which needs to be considered as part of the design, hence a Remediation Strategy and Verification Plan is not technically required or justified at this stage. In addition, a verification report can not be produced at pre-commencement stage until works are completed and a record of any contamination encountered and/or soils excavated is undertaken.

In summary the site has been appropriately investigated and found to be uncontaminated, and hence there are no unacceptable risks associated with contamination at the site, and Condition 7, which is a fairly standard planning condition relating to the potential for ground contamination risks, has been fully assessed prior commencement.