

Leamouth Peninsula North (LTGDC-06-060-PP)

Further conditions received this afternoon from the Environment Agency:

CONDITION: Before the development is commenced a detailed site investigation shall be carried out to establish if the site is contaminated, to assess the degree and nature of the contamination present, and to determine its potential for the pollution of the water environment. The method and extent of this site investigation shall be agreed with the Planning Authority prior to commencement of the work. Details of appropriate measures to prevent pollution of groundwater and surface water, including provisions for monitoring, shall then be submitted to and approved in writing by the Planning Authority before development commences. The development shall then proceed in strict accordance with the measures approved.

REASON: To prevent pollution of the water environment.

CONDITION: No soakaways shall be constructed in contaminated ground.

REASON: To prevent pollution of groundwater.

CONDITION: The construction of the surface and foul water drainage system shall be carried out in accordance with details submitted to and approved in writing by the Planning Authority before the development commences.

REASON: To prevent pollution of the water environment.

CONDITION: The construction of the site foundations shall be carried out in accordance with details submitted to and approved in writing by the Local Planning Authority before the development commences. **REASON:** To prevent pollution of groundwater.

CONDITION: The applicant should submit a scheme for approval of the Local Authority detailing Water Efficiency measures.

REASON: Water Efficiency is particularly important as the sources of water in the area are classified as either over abstracted or over licensed within the Catchment Abstraction Management Strategy.

CONDITION: During construction no solid matter shall be stored within 10 metres of the banks of the Bow Creek and thereafter no storage of materials shall be permitted in this area.

REASON: To prevent solid materials from entering the Bow Creek and causing pollution.

The Environment Agency will be suggesting further conditions at such time as the flood risk issue is resolved.