

## Addendum Planning Committee Report

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### London Thames Gateway Development Corporation

### Planning Application LTGDC-09-110-REG3

### Report of the Director of Planning

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#### 1. Introduction

1.1 This addendum report is to advise Members of additional information received since the writing of the committee report. This was in the form of a consultation response from the Environment Agency and the Health and Safety Executive as well as further residential objections.

#### 2 Environment Agency

2.1 Following the submission of a revised flood risk Sequential Test, the Environment Agency have removed their original objection and requested the following conditions:

##### **Condition 1**

*The development permitted by this planning permission shall only be carried out in accordance with the approved Rainham Interchange and Rainham Library & Learning Centre Flood Risk Assessment (FRA) compiled by Alan Baxter and Associates dated June 2009 and the following mitigation measures detailed within the FRA:*

- *Finished floor levels to be set at a minimum of 3.83mAOD (section 1.5 page 2);*
- *Surface water drainage from the buildings and roads will be directed to a pond or to soakaway (section 7.2 and 7.3 on page 5).*

##### **Reason 1**

*To prevent flooding by ensuring the satisfactory disposal of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants.*

##### **Condition 2**

*Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be 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 site investigation results and the detailed risk assessment (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 (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.*

*Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.*

**Reason 2**

*The site is on a secondary aquifer and there is a shallow depth to groundwater. There are surface watercourses close to the site. The previous use of the site and the deposits of made ground may have resulted in contamination at the site.*

**Condition 3**

*No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.*

**Reason 3**

*To prevent contamination to the secondary aquifer that lies under the site.*

2.2 Conditions 1 and 3 will be imposed upon the permission, however condition 2 has already been captured in section 11 of the main report as condition 19.

**3 Health and Safety Executive**

3.1 Having obtained additional information from the pipeline operator regarding the route and specification of the nearby high pressure gas pipeline, the HSE now no longer advises against the grant of planning permission for this proposal.

**4 Further Residential Objections**

4.1 Five further letter of objection have been received from residents of Rainham. It is also understood that a letter of objection has been circulated to Committee Members. The focus of the objection is on the adequacy of the children's playgroup,

the lack of parking facilities, the inclusion of residential within the scheme, the height of the building and pressure on local services. These points reflect the nature of objections received during the application process and have been responded to in section 7 of the committee report.

**RECOMMENDATION:** Remains to grant planning permission, as in the main report with additional conditions requested by the EA.

**CASE OFFICER:** Stephen Allen

**Date:** 21 April 2010