

26/00010/DISCON

Email 27.5.26 to support Condition 6

We have had the below response regarding your queries regarding the land contamination condition 6 (see below):-

Two areas of contamination were identified within a Phase 2 site investigation, conducted in 2021. Since then, a second phase 2 site investigation was carried out in 2025, respective of a change in proposed development. No areas of contamination were identified within the 2025 report.

The two areas of contamination identified in the 2021 study no longer present potential risk to resident health or the environment, as they sit beneath the building footprint (foundations and hardstanding). Subsequently, the pollutant linkage will be severed in the final development.

As an additional precautionary measure, Torsion Projects commissioned the removal of 13.5m³ of ground to 1.5mbgl at sample location TP01 on 21/04/2026, using on site soil testing to determine hotspot boundary and removal. The excavated material was removed from site to an appropriate waste management facility.