

From: sarah.green@environment-agency.gov.uk
Sent: 07/09/2010 17:57:43
To: Hazel Evans
Subject: Environment Agency Response to: 10/01695/COMIND

Attachments: PlanningProposal.rtf

The proposal has been reviewed and I enclose the Environment Agency's comments on:
AWE ALDERMASTON

LPA ref: 10/01695/COMIND

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Ms Hazel Evans
West Berkshire District Council
Development Control
Council Office Market Street
Newbury
Berkshire
RG14 5LD

Our ref: WA/2010/108427/01-L01
Your ref: 10/01695/COMIND
Date: 06 September 2010

Dear Ms Evans

REPLACEMENT HYDRODYNAMICS RESEARCH FACILITY INCLUDING AN OPERATIONS BUILDING WITH LIGHTENING PROTECTION SYSTEM, A SUPPORT BUILDING, AN ELECTRICAL SUBSTATION, AND ASSOCIATED LANDSCAPED AREAS INCLUDING A SUSTAINABLE DRAINAGE SYSTEM TOGETHER WITH CONSTRUCTION RELATED INFRASTRUCTURE INCLUDING ACCESS ROADS, CONSTRUCTION COMPOUND, FENCING, GATES AND ANCILLARY FACILITIES

AWE ALDERMASTON

Thank you for your letter of consultation.

We have reviewed the details of the planning application and all supporting documentation within the Environmental Statement.

In addition to this we have also considered the information submitted to you under cover the AWE letter of 20 August 2010 containing additional engineering drawings and surface water drainage calculations.

Our comments focus on issues relating to surface water flood risk, land and groundwater contamination and biodiversity.

Environment Agency position

We have no objection to this planning application. The development will only be acceptable if the following conditions are imposed if planning permission is granted.

The development requires a permit under the Environmental Permitting Regulations 2010 to discharge radioactivity into the environment. Without a permit we would not allow the proposed facility to operate. We have already issued AWE with a permit covering the activities of this development and its activities should not cause harm to

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human health or pollution of the environment.

Under the conditions of the permit, AWE is required to have appropriate infrastructure, resources and management systems in place at the site to prevent pollution to the environment, harm to human health or detriment to the surrounding amenity. We regularly inspect operations and systems in place at AWE to ensure compliance with their permit.

Flood Risk

From our assessment, we are satisfied that the submitted Flood Risk Assessment/Drainage report within the ES concludes that there will be no increased level of flood risk from surface water runoff as a result of this development.

The proposed design of the drainage scheme will in fact contribute towards an overall reduction in flood risk as the scheme has allowed for more attenuation of rainfall from the upstream catchment. This approach will ensure the development is in line with the principles of PPS25 Development and Flood Risk.

Condition

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment/SUDS Detail Design Submission undertaken by Atkins ref HYDFEL3/54.24/REP/00192 issue 4 dated June 2010 and the following mitigation measures detailed within the FRA.

1. Limiting the surface water run-off generated by the 100 year plus climate change rainfall event from both the development and existing upstream catchment so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.
2. The inclusion of a green roof on the support building and electrical substation as detailed on plan MER-110-021923 drg ref 501 dated 04/10.

Reason

1. To prevent flooding and improve the sustainability of the overall development by ensuring the disposal of surface water runoff is managed in a sustainable manner.

Contamination

We have reviewed the information provided with this application in particular : *Ground Conditions Technical Report, Project Hydrus by RPS April 2010 (JER4214 AWE Aldermaston)*

Remediation Statement , Project Hydrus by RPS April 2010

Project Hydrus, Submission to West Berkshire Council, Information on Piling April 2010 (MER-110-020135)

Condition

The development permitted by this planning permission shall only be carried out in accordance with the proposed remediation specified within the Remediation Statement ref. JER4214 R 100115 drc Rev 0 v6.

Reason

To ensure the site is remediated to an acceptable level in order to ensure there is no risk of harm to the environment.

Condition

If, during 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 the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason

Given the previous uses of the site there may be the potential for unexpected contaminants to be identified during construction works that may have an impact on groundwater quality.

Condition

Prior to occupation, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation 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 any plan (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, and for the reporting of this to the local planning authority.

Reason

Some soils remedial works on soils in the North East of the site are proposed in the remediation statement as well as some additional groundwater monitoring for PAHs. (Hydrocarbons).

Biodiversity

We have reviewed the submitted ES and supported habitat and species surveys. We conclude that the proposed development will not have an adverse impact on the existing habitat of the site or the surrounding area and offers the potential to provide ecological enhancement.

Condition

The development permitted by this planning permission shall only be carried out in accordance with the proposed mitigation and enhancement measures outlined in Chapter 15 of the Defence Exempt Environmental Appraisal Final 2 – June 2010 Volume I and planting proposals as shown on drawing ref. MER-110-016751.

Reason

To protect important existing features of asset and to improve the biodiversity of the development.

Advice to Applicant

From 6 April 2008 it is a legal requirement to have a site waste management plan (SWMP) for all new construction projects worth more than £300,000.

The level of detail that your SWMP should contain depends on the estimated build cost, excluding VAT.

For projects estimated at between £300,000 and £500,000 (excluding VAT) the SWMP should contain details of the:

- types of waste removed from the site
- identity of the person who removed the waste
- site that the waste is taken to.

For projects estimated at over £500,000 (excluding VAT) the SWMP should contain details of the:

- types of waste removed from the site

- identity of the person who removed the waste and their waste carrier registration number
- a description of the waste
- site that the waste was taken to
- environmental permit or exemption held by the site where the material is taken.

At the end of the project, you must review the plan and record the reasons for any differences between the plan and what actually happened.

You must still comply with the duty of care for waste. Because you will need to record all waste movements in one document, having a SWMP will help you to ensure you comply with the duty of care.

Further information can be found at www.netregs-swmp.co.uk

Due to the nature of the business and the environmental sensitivity of the location we strongly recommend a site contingency plan is put in place to effectively manage any spillages or accidental releases. Facilities should also be provided within the site drainage systems for the interception and storage of contaminated water used in fire fighting. Such measures can be more effectively incorporated at the design stage. Environment Agency guidance is available on www.environment-agency.gov.uk/ppg, PPG18 and PPG21 are the most relevant. Your local Pollution Prevention Officer will be pleased to advise and can be contacted via the National Customer Contact Centre on 08708 506506.

Planning Informative

Erection of flow control structures or any culverting of a watercourse requires the prior written approval of the Environment Agency under s.23 of the Land Drainage Act 1991 or s.109 of the Water Resources Act 1991.

If I can be of any further assistance on this matter, please do not hesitate to contact me.

Yours sincerely

Sarah Green
Planning Liaison Technical Specialist

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cc John Steele, AWE Aldermaston