

---

**M E M O R A N D U M**

---

<b>To:</b>	Clive Inwards	<b>Our Ref:</b>	09/03909/EP_I
<b>From:</b>	Rosemary Green	<b>Your Ref:</b>	09/02396/COMIND
<b>Extn:</b>	2074	<b>Date:</b>	14th December 2009

---

**Application Number: 09/02396/COMIND**

**Site Address: AWE Aldermaston, Aldermaston, Reading, Berkshire, RG7 4PR**

**Application For: Replacement facility for the storage and handling of enriched uranium covering 18,489 sq m gross floor space on a 10, 496 sq m footprint, including office accommodation ,storage facilities, material handling areas and ancillary support services. Construction related infrastructure is also proposed including access roads, construction compound, fencing, gates and ancillary facilities.**

Environmental Health have considered this application and recommend that the following conditions are imposed if planning permission is granted:

**NOISE**

**House of work condition**

The hours of work for all contractors for the duration of the site development shall unless otherwise agreed by the Local Planning Authority in writing be limited to:

7.30 am to 6.00 p.m. on Mondays to Fridays 8.30 am to 1.00 p.m. on Saturdays and NO work shall be carried out on Sundays or Bank Holidays.

Reason: In the interests of the amenities of neighbouring occupiers.

**Informative – Construction / Demolition Noise**

The attention of the applicant is drawn to the requirements of Section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise on construction and demolition sites. Application, under Section 61 of the Act, for prior consent to the works, can be made to the Environmental Health and Licensing Manager.

**Short description details of air handling plant, noise etc.**

Prior to the commencement of development, details of the following shall be submitted to the Local Planning Authority.

- (a) Written details concerning any proposed air handling plant associated with the development including;
  - (i) the proposed number and location of such plant as well as the manufacturer's information and specifications.
  - (ii) The acoustic specification of the plant including general sound levels and frequency analysis under conditions likely to be experienced in practice.
  - (iii) The intended operating times.
  
- (b) calculations showing the likely impact of noise from the development;

- (c) A scheme of works or such other steps as may be necessary to minimise the effects of noise from the development;

The development shall not commence until written approval of a scheme under © above has been given by the Local Planning Authority.

## **CONTAMINATED LAND**

**Full contaminated land condition: to be used on any residential/commercial development on area highlighted as potentially contaminated land.**

Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions 1 to 4 have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition 4 has been complied with in relation to that contamination.

### **1. Site Characterisation**

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
  - human health,
  - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
  - adjoining land,
  - groundwaters and surface waters,
  - ecological systems,
  - archeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's *'Model Procedures for the Management of Land Contamination, CLR 11'*.

### **2. Submission of Remediation Scheme**

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local

Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

### **3. Implementation of Approved Remediation Scheme**

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

### **4. Reporting of Unexpected Contamination**

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 2, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 3.

Please do not hesitate to contact me if you have any queries.

**Officer Name :** Rosemary Green

**Officer Title :** Senior Environmental Health Officer

**Officer Tel No :** 01635 519074

**Officer Email :** [rjgreen@westberks.gov.uk](mailto:rjgreen@westberks.gov.uk)