



Remediation Strategy  
For the  
Barking Yard Redevelopment

Undertaken for  
Axion Polymers

<b>Report Title:</b>	<b>Barking Yard Redevelopment Remediation Strategy</b>
<b>Report Reference:</b>	<b>8860G-WML-00-XX RP-G-002</b>
<b>Client:</b>	<b>Axion Polymers</b>
<b>Issue Date:</b>	<b>5<sup>th</sup> November 2020</b>
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## Revision Status / History

Rev	Date	Issue / Purpose/ Comment	Prepared	Checked	Authorised
-	05/11/2020	Final	PGD	SCS	SCS

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## 1.0 INTRODUCTION

### Appointment

- 1.1 WML Consulting (WML) has been commissioned by Axion Polymers (Axion) to prepare a Remediation Strategy in relation to redevelopment works at their existing recycling facility at S. Norton & Sons Ltd, River Road, Barking, London, IG11 0DS.

### Proposed Development

- 1.2 The project involves development modifications within the existing site, which are indicated to comprise the following:
- Installation of a new reinforced concrete yard slab.
  - Modifications to below ground drainage systems.
  - Installation of new surface-mounted weighbridge.
  - Construction of Non-ferrous building with adjacent canopy covered storage area.
  - Construction of new workshop building, incorporating overhead runway crane.
  - Installation of new steel material storage bins.
  - Installation of new steel push wall.
- 1.3 The proposed development is indicated on drawing referenced 5326-HMA-V-XX-DR-A-00220, in Appendix 01.

### Background

- 1.4 WML Consulting initially undertook the following report in respect of the proposed development:
- Phase 2 Geo-environmental Investigation and Assessment, Reference, 8860G-WML-00-XX RP-G-001 dated July 2020.
- 1.5 It is anticipated that the report has been presented to Barking and Dagenham Council Planning Department in support of Planning Application No. 20/01371/FULL and in particular Condition 4a of the permission.
- 1.6 The findings of the Phase 2 report are summarised in the following sections.
- 1.7 This Remediation Strategy addresses the potential environmental risks defined in the Phase 2 report and outlines the procedures to be taken to reduce the risks to an acceptable level.
- 1.8 It will therefore form part of the remedial scheme as required in Condition 4b of the planning permission.

## 2.0 SITE LOCATION AND DESCRIPTION

### Site Location

- 2.1 The proposed development site is located in the western area of the larger S. Norton & Sons yard off River Road, Barking, London. It is centred on approximate Ordnance Survey National Grid Reference 545798E, 181704N with an indicative postcode of IG11 0DS.
- 2.2 The main site area is bounded to the south by the River Thames and to the north, east and west by existing industrial premises off River Road.
- 2.3 The site location plan and red line development plans are included within Appendix 01.

### Description

- 2.4 The proposed development site comprises a concrete surfaced yard containing bays for stockpiling of recycled metal and other waste materials.
- 2.5 Proposed structures are to be constructed to the south of the existing non-ferrous shed and to the south of the existing above-ground bunded fuel tank.
- 2.6 The topographical survey drawing of the larger site area by Formby Surveys, reference 10477\_T:250:1:1, dated February 2019, indicates the development area to be at an approximate level of between 3.00 and 3.40 metres Above Ordnance Survey (mAOD).
- 2.7 The extreme southern site boundary is formed by a quay wall to the River Thames.
- 2.8 The topographical survey is presented in Appendix 01.

### **3.0 SUMMARY OF SALIENT ENVIRONMENTAL CONSIDERATIONS**

#### **Ground Conditions**

- 3.1 The Phase 2 ground investigation indicated the site to be underlain by made ground extending to depths of 3.70 and 6.00 metres below ground level (mbgl) and being a mixture of cohesive and granular materials predominantly of ash, clinker, slag, brick and concrete.
- 3.2 This was underlain by alluvium which was described as a mixture of silty fine sand and very soft silty clay. A thin horizon of peat was encountered at a depth of around 6.00mbgl.
- 3.3 The alluvium was underlain by Taplow Gravel at depths of 7.40 and 8.00mbgl.
- 3.4 Solid strata of the Thanet Formation occurred at depths of 13.00 to 14.00mbgl, being generally green grey, slightly clayey, silty fine sand. No Chalk bedrock was encountered in the ground investigation, although previous investigations indicated this to be at a depth of 16.00mbgl.
- 3.5 Groundwater entries were recorded in the boreholes at depths of 7.00 and 8.00mbgl, being consistent with the interface between alluvium and underlying Taplow Gravel.

#### **Environmental Considerations**

- 3.6 The alluvium beneath the site is classified as a 'Secondary (Undifferentiated) Aquifer' and is therefore of limited strategic importance. The Thanet Formation is classified as a 'Secondary A Aquifer'. The Chalk is classified as a 'Principal Aquifer'. The site is not located within an Environment Agency (EA) Source Protection Zone (SPZ).
- 3.7 The nearest surface water feature is the River Thames located immediately south of the site, which is tidal at this location.

#### **Ground Gas**

- 3.8 UK Radon indicates the site to be within an area where between 1% and 3% of properties are above the action level of exposure for residential properties. However, a review of the maps provided in Appendix A of BRE211:2015 indicates that no protective measures are required for the area under consideration.
- 3.9 There are no existing or closed landfills within influencing distance of the site.
- 3.10 The presence of ground gas resulting from shallow unrecorded mine workings can be discounted.
- 3.11 Previous investigations encountered deposits of peat which can inherently contain high concentrations of ground gases, although the continued generation potential is considered low. Furthermore, the most recent investigation has indicated no significant thicknesses of degradable soils capable of generating hazardous ground gas in significant volumes.
- 3.12 Further to this, the proposed development is to comprise open, well ventilated buildings with no enclosed spaces.
- 3.13 In consideration of the above, the long-term risk from ground gas at the site is considered low.
- 3.14 However, it is recommended that health and safety measures such as a no smoking policy are put in place, with personal gas detection monitoring being possibly employed within excavations requiring man entry and in proximity to piling operations.

### **Ground Contamination**

- 3.15 Prior to its use as a recycling facility, the site was historically part of a large 'Chemical Works' with associated buildings.
- 3.16 Therefore, likelihood of significant ground contamination sources being present as a result of the site's past use has not been discounted.
- 3.17 However, no visual and/or olfactory evidence of significant ground contamination was identified within the exploratory holes during the investigation.
- 3.18 This was confirmed by chemical analysis of selected soil samples which indicated no significant exceedance of Generic Assessment Criteria for a 'commercial' end-use.
- 3.19 The risks to human health and the environment from ground contamination have therefore been assessed as low with no significant environmental remediation required.
- 3.20 However, chrysotile and amosite asbestos was encountered sporadically within the made ground and, as it could not be wholly discounted that ACM and/or free fibres could occur beneath other areas of the site, it was considered appropriate to prepare a Remediation Strategy to address such occurrence during the groundworks phase of construction.
- 3.21 The strategy was also to outline the procedures to be taken in the event that other unidentified ground contamination was encountered during the groundworks.

### **Unexploded Ordnance (UXO)**

- 3.22 Due to the site's location within an area known to have suffered significant German bombing during WWII, a Detailed Unexploded Ordnance (UXO) Risk Assessment was undertaken by 1st Line Defence.
- 3.23 The report concluded that the site is at Medium Risk from both German and Allied UXO.
- 3.24 As such, On-site Support was provided by a UXO Specialist from 1st Line Defence during the ground investigation. This included an Intrusive Magnetometer Survey within the investigation holes. No indications of UXO were recorded.
- 3.25 The 1st Line Defence report concluded that further consideration of UXO presence would be required during the groundworks phase of construction, in consultation with the UXO specialist.
- 3.26 Any provision for mitigating the risk from UXO to the workforce and nearby site occupants so required would need to be addressed within the works Method Statements and Risk Assessments. According to 1<sup>st</sup> Line Defence, this could include:
- A UXO Risk Management Plan.
  - A Site Specific UXO Awareness Briefing to all site personnel conducting intrusive work.
  - UXO Specialist On-site support.
  - An Intrusive Magnetometer Survey at pile foundation locations/clusters down to maximum bomb penetration depth.

## 4.0 REMEDIATION STRATEGY

### General

- 4.1 The WML Phase 2 report has concluded that the likelihood of widespread significant ground contamination occurring beneath the site is considered low. However, as the investigations were limited to a degree by access restrictions, it has been considered prudent to adopt a precautionary approach and make provision for dealing with possible unrecorded contamination sources during the groundwork operations, especially within formerly inaccessible areas.
- 4.2 It is envisaged that the precautionary remedial strategy to be adopted will include a watching brief, which will be undertaken by the site construction manager or other designated competent person so qualified to identify the presence of potentially significant ground contamination.
- 4.3 Where, as part of the watching brief, ground contamination is suspected or identified, this will be reported immediately to an environmental consultant who shall determine the most appropriate action to be taken to mitigate the risk from such contamination.
- 4.4 This may include further chemical analysis of soil/groundwater and a revised risk assessment from the identified ground contamination.
- 4.5 Where such risks are assessed as unacceptable, the Remediation Strategy will be revised, in consultation with the local authority, to address and mitigate the risks.

### Asbestos Control Measures

- 4.6 Chrysotile and amosite asbestos have been encountered sporadically within the made ground.
- 4.7 Following development, the site will be covered entirely by buildings and hardstanding. Therefore, there will be no mechanism for asbestos materials and/or fibres to become airborne, with the risk to the end-use and to the general public being negligible as a result.
- 4.8 However, were encountered during the site groundworks, such materials could become airborne, thus presenting a potential risk to construction workers and the general public, particularly during dry weather conditions.
- 4.9 As a consequence, a regime of asbestos control measures is required during the proposed groundworks phase of construction.
- 4.10 This will require site operations to be under the full-time control of the construction site manager or designated responsible site person, who will hold necessary certificates relating to asbestos awareness.
- 4.11 Site induction for site operatives and visitors will include a specific tool box talk relating to asbestos. This will cover basic identification of possible ACM and the procedure to be adopted if any such material is suspected.
- 4.12 At the outset of the construction works, the existing concrete surfacing will be left intact, where possible, so as to minimise exposure of any ACM and/or asbestos fibres to atmosphere.
- 4.13 Where this is not possible, the concrete surface will be carefully removed and the underside inspected to establish whether any adhered ACM is present. Should this be the case, the concrete and adhered ACM will be placed directly into wagons and removed to landfill.
- 4.14 Following removal of the concrete surfacing, excavation will be inspected by the construction site manager or responsible site person. Where significant ACM is encountered or suspected during the inspections, subsequent site groundworks operations will be undertaken under a watching brief by an



asbestos specialist who will establish whether the work constitutes Licensed or Non-Licensed work (LW or NLW).

- 4.15 The asbestos specialist will be UKAS accredited and will, where considered necessary, set up perimeter background monitoring stations around the site boundary and strategic locations within the site during the groundworks. In addition, personal monitoring equipment may be deployed around working areas for work location monitoring.
- 4.16 The specialist will initially undertake a detailed inspection of the proposed construction areas with any suspected fibrous material so identified on the surface being segregated and placed in appropriately sealed bags for disposal by an appropriately licensed asbestos removal contractor. Samples will, at the same time, be sent to the laboratory for asbestos identification.
- 4.17 The consultant will similarly identify any suspected ACM during all subsequent earthworks/groundworks. Where obvious fragments of ACM are identified, they will be hand-picked where practical and removal from site by the licensed asbestos contractor as soon as reasonably possible. Where such materials cannot be removed immediately, the ACM will be covered by impermeable membrane and clearly marked on site for subsequent removal.
- 4.18 No further excavations will proceed until the asbestos contractor has confirmed that all visible suspected ACM has been removed.
- 4.19 Where considered appropriate, samples of soil will be taken from the excavations and subjected to asbestos quantification analysis in the laboratory. Where the percentage of asbestos fibres are identified to be in excess of 0.1% by volume of the sample, further inspection of the soil in that area will be undertaken with removal of any identified ACM where appropriate.
- 4.20 The licensed asbestos contractor will arrange for the necessary disposal of hand-picked ACM to an appropriately licensed landfill facility. Records in the form of Duty of Care documentation will be kept by the site manager for presentation within the Validation Report.
- 4.21 Copies of the waste transfer notes and receiving landfill information for all ACM and waste soil containing asbestos fibres will be provided for inclusion within the Validation Report.
- 4.22 The following procedure will also be followed during excavation and movement of materials as part of the main groundworks operation to minimise the generation of dust and hence the potential for asbestos fibres to become airborne.
- 4.23 It will be assumed, unless arisings are from natural soils, that all made ground will potentially contain ACM and/or asbestos fibres.
- 4.24 A detailed Risk Assessment and Method Statement (RAMS) for the control and management of dust on site will be contained within the main contractor's Site Management Plan.
- 4.25 During periods of dry weather, the site surface will be dampened down to minimise the potential for airborne dust. In consultation with the asbestos consultant, water sprays may also need to be employed at excavation locations to minimise the production of airborne dust.
- 4.26 Appropriate Personal Protective Equipment (PPE) will be available at all time and deployed as considered necessary by the asbestos specialist to all site personnel.
- 4.27 Notwithstanding the above, all earthworks and groundworks, as a minimum, will be undertaken with due consideration of guidance provided in the following documents:
  - CL:AIRE 2016. Control of Asbestos Regulations 2012 – Interpretation for Managing and Working with Asbestos in Soil and Construction and Demolition Materials: Industry guidance.

- CIRIA C733:2014. Asbestos in soil and made ground: a guide to understanding and managing risks.
- CIRIA C765:2017. Asbestos in soil and made ground good practice site guide.

### **Unexpected Ground Contamination**

- 4.28 Under all circumstances during groundworks operations, where unexpected ground contamination is encountered or suspected, work will cease and an environmental consultant will be informed immediately. The environmental consultant will inspect the excavation and advise of the most appropriate measures to deal with such contamination. This may include taking samples for chemical analysis or advising that the material should be excavated and removed from site to an appropriately licensed waste facility.
- 4.29 Where removal from site is advised, contaminated soil encountered during the groundworks will be excavated, segregated and stockpiled on impermeable sheeting and demarcated as contaminated soil for disposal. The contaminated soil will be stockpiled a sufficient distance from any other stockpiled clean soil to prevent cross-contamination if immediate disposal to landfill is not possible.
- 4.30 The contaminated stockpile will also be located a sufficient distance from the River Thames to prevent any potential pollution of the watercourse.

### **Ground Gas**

- 4.31 The risk from hazardous ground gas is considered low with no specific remedial measures required. However, health and safety measures such as a no smoking policy will be put in place as part of normal good construction site practice.
- 4.32 In addition, the contractor's Risk Assessment and Method Statement may require specific health and safety measures to be in place during certain work activities, such as the provision of personal gas detection monitoring within confined excavations requiring man entry or in proximity to piling operations.

### **Waste Disposal**

- 4.33 Excavated soils from the groundworks will be subject to appropriate waste management.
- 4.34 In the unlikely event that soil is considered for re-use on site, adequate testing will be undertaken to demonstrate that the material is suitable both chemically and physically for the use intended. This will include analysis for the presence of asbestos.
- 4.35 Should analysis indicate the presence of asbestos within the soil matrix, the asbestos control measures outlined in previous paragraphs will be instigated.
- 4.36 Where excavated soil is considered surplus to requirements, it will be disposed from site under current legal duty of care to a suitably licensed landfill.
- 4.37 In this respect, chemical analysis undertaken to determine the classification of the waste for disposal will include the identification and, where appropriate, quantification of asbestos within the material.

### **UXO Considerations**

- 4.38 Further consideration of the UXO risk during construction works will be required in consultation with a UXO specialist.

4.39 Any provision for mitigating the further risk from UXO to the workforce and nearby site occupants so required would need to be addressed within the works Method Statements and Risk Assessments. According to 1<sup>st</sup> Line Defence, this could include:

- A UXO Risk Management Plan.
- A Site Specific UXO Awareness Briefing to all site personnel conducting intrusive work.
- UXO Specialist on-site support.
- An Intrusive Magnetometer Survey at pile foundation locations/clusters down to maximum bomb penetration depth.

## 5.0 VALIDATION

### Asbestos Control Measures

- 5.1 Validation to demonstrate that the asbestos control measures have been successfully implemented will be recorded in the Health and Safety File which will be held by Axion.
- 5.2 Documentation relating to the asbestos control measures will include:
- A full record of the earthworks and groundworks activities including relevant extracts from site diaries.
  - Records of attendance on site by the asbestos specialist and measures undertaken where ACM was identified during the works.
  - Photographic evidence of all remedial works such as hand-picking activities.
  - A record of all ACM removed from site in the form of Duty of Care documentation identifying the licensed facility to which it has been disposed to.
  - A record of the extent and results of all asbestos monitoring carried out to demonstrate that the concentration of asbestos in air have not exceeded the appropriate control limit, as advised by the asbestos specialist.
  - A record of physical control measures adopted to minimise the risk of the control limit being exceeded.

### Unexpected Ground Contamination

- 5.3 Removal of any ground contamination will be witnessed by the environmental consultant who will take independent site records, including photographs to demonstrate appropriate compliance with the Remediation Strategy and subsequent Method Statements.
- 5.4 The subsequent excavation will be inspected to confirm that all visual signs of significant contamination have been removed as far as reasonably practical.
- 5.5 Photographs of the excavations will be taken for validation purposes and, where considered appropriate by the environmental consultant, samples will be taken of the sides and base of the excavation for chemical analysis to demonstrate that remaining materials meet generic assessment criteria as presented in Appendix 03.
- 5.6 Records of all material removed from site will be kept by the Site Manager to demonstrate compliance with Duty of Care regulations. This will include a record of volumes of waste taken from site and details of the landfill facility receiving the waste.
- 5.7 Environment Agency pre-notification requirements will be complied with for the removal and disposal of any waste considered to be Hazardous, backed up where necessary by Waste Acceptance Criteria (WAC) testing.

## **6.0 VALIDATION REPORT**

- 6.1 On completion of the Remediation Works, a Validation Report will be submitted to the Local Planning Authority for approval.
- 6.2 The Validation Report will include:
- Documentation as outlined in Section 4 and 5 in relation to asbestos removal and control measures.
  - Details of any unexpected ground contamination and the measures undertaken to deal with this, to include records of excavation, the results of chemical analysis following removal of contaminated soil.
  - Sample waste management records confirming compliance with Duty of Care regulations.
  - Records of the volumes and suitability of any imported material delivered to site in the form of delivery slips and certificates.
  - A full record of the earthworks and groundworks activities, to include an assessment of post-remediation conditions and potential residual risks to future site users. This will include an assessment of the extent, type, form, condition, concentration of residual asbestos and other contamination in the ground, its depth of burial and measures to be adopted where any future activities are likely to disturb such soils.
- 6.3 It will be recommended that the Validation Report be included in the Health and Safety file for the site together with the site Maintenance and Management Plan.

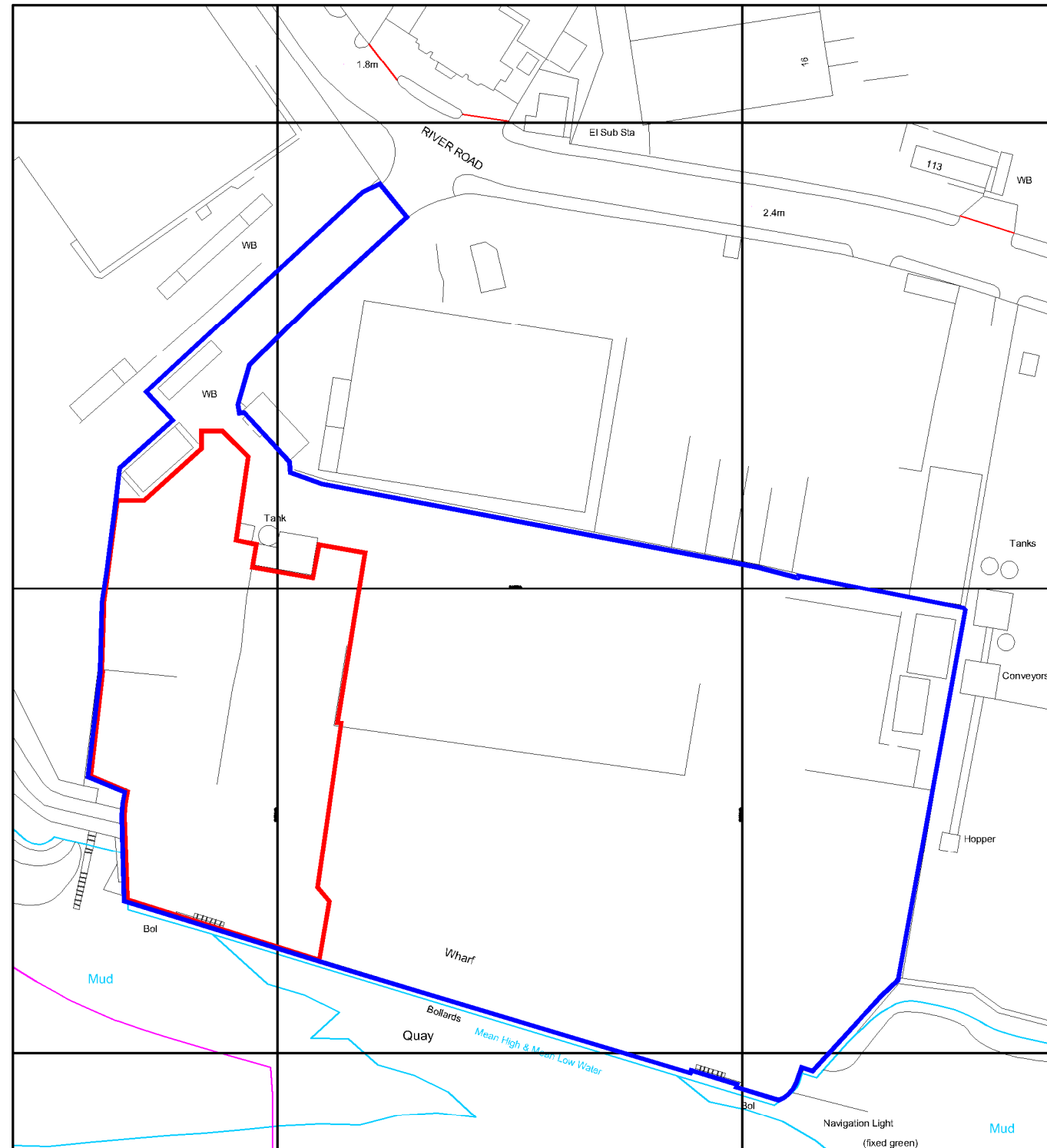
## **APPENDIX 01**

### **Drawings**

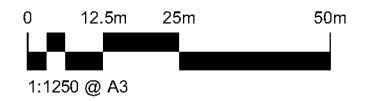


**Key**

- Site Boundary
- Ownership Boundary



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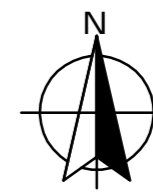


Revision	Description	Date	Drawn	Checked
P1	Issued for Planning Application.	08.06.20	PC	PC
<b>PLANNING APPLICATION</b>				

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Client:	S Norton Co				
Project:	Barking Yard Redevelopment				
Phase/Location:	River Rd, Barking, IG11 0DS				
Drawing:	Location Plan				
Scale @ A3:	Date:	Drawn:	Checked:	Job No.:	Drawing No.:
1:1250	JUN 20	PC	OC	5326	00001
Drawing Ref.:	5326-HMA-V-XX-DR-A-00001				Revision:
					P1



Key

- Site Boundary
- Ownership Boundary

Site Entrance

Existing weighbridge  
No works to entrance area of site

2 containers

3 storey cabins

Existing tanks retained

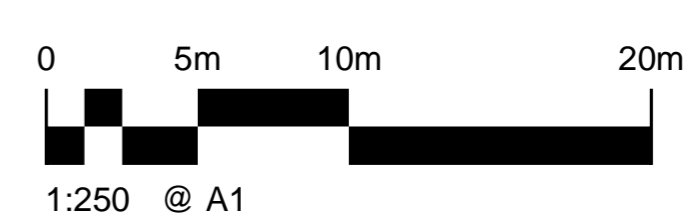
Concrete slab

Existing building to be removed allow for new Non FE Shed

Existing Office cabin to be demolished

No works to eastern side of site

Concrete slab



P1	Issued for Planning Application.	08.06.20	PC	OC
PLANNING APPLICATION				
Revision	Description	Date	Drawn	Checked

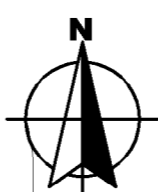
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Client:	S Norton & Co			
Project:	Barking Site Redevelopment			
Phase/Location:	River Rd, Barking, IG11 0DS			
Drawing:	Existing Site Plan			

Scale @ A1	Scale @ A3	Date:	Drawn:	Checked:	Job No.	Drawing No.	Revision
1:250	1:500	JUN 20	PC	OC	5326	00120	P1
Drawing Ref. 5326-HMA-V-XX-DR-A-00120							





Road

Site Entrance

Key

- Site Boundary
- Ownership Boundary
- New concrete hardstanding - where laid to falls these are shown locally on plan

WB

Existing weighbridge

No works to entrance area of site

2 containers retained

Existing Modular Office and Amenities block retained

New in-situ concrete kerb along slab edge, with new pedestrian railing fixed to top

New manhole to allow for drainage of surface water

New manhole to allow for drainage of surface water

Existing palisade fence to be replaced

Proposed Non FE Shed

Proposed Workshop

Proposed Battery Store Under Canopy

New 6m high steel fences to form new storage bays

New section of palisade fence with gate

Proposed floodlights

New section of palisade fence

New 6m high steel fence

New section of pedestrian railings

Proposed floodlights

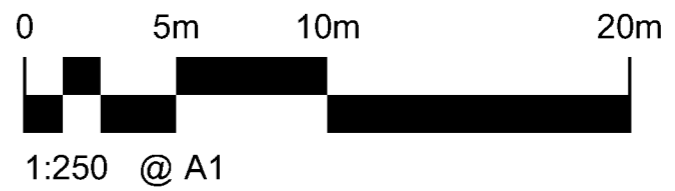
Proposed section of palisade fence to site boundary

Proposed weighbridge

Refer to plans and elevations for details of Non FE Shed and Battery Store proposals

New vehicle and pedestrian barriers

Proposed ASM Detector



P1	Issued for Planning Application.	08.06.20	PC	OC
PLANNING APPLICATION				
Revision	Description	Date	Drawn	Checked

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Client:	S Norton & Co
Project:	Barking Yard Redevelopment
Phase/ Location:	River Rd, Barking, IG11 0DS
Drawing:	Proposed Site Plan

Scale @ A1	Scale @ A3	Date:	Drawn:	Checked:	Job No.	Drawing No.
1:250	1:500	JUN 20	PC	OC	5326	00220
Drawing Ref.						Revision
5326-HMA-V-XX-DR-A-00220						P1

Mud

## **APPENDIX 02**

### **Local Authority Correspondence**

**LBBD Reference:** 20/01371/FULL

Mr Michael Cosser  
19 Old Hall Street  
Liverpool  
L3 9JQ

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (AS  
AMENDED)**

Dear Sir / Madam,

**Application Number:** 20/01371/FULL  
**Address:** S Norton & Co. Ltd, Land To The Rear Of, 72 - 76 River Road, Barking, Barking And Dagenham  
**Development Description:** Erection of a workshop building, non FE shed, weighbridge, 6m high steel fence to form storage bays, new concrete hardstanding, floodlighting, new manholes and underground drainage, a palisade fence to the western boundary and associated works.

Thank you for your recent application at the above address on which a decision has now been made. The decision on your application is attached. Please carefully read all of the information contained in these documents.

Please quote your application reference number in any correspondence with the Council.

Yours sincerely,

**Graeme Cooke**

**Graeme Cooke**  
Director of Inclusive Growth  
London Borough of Barking and Dagenham

## PLANNING DECISION NOTICE

### TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (AS AMENDED)

**Agent:** Michael Cosser  
19 Old Hall Street  
Liverpool L3 9JQ

**Applicant:** David Hobson  
72-76 Land To The Rear Of  
Barking L3 9JQ

#### PART 1 - PARTICULARS OF THE APPLICATION

**Application Number:** 20/01371/FULL  
**Application Type:** Full Planning Permission  
**Development Description:** Erection of a workshop building, non FE shed, weighbridge, 6m high steel fence to form storage bays, new concrete hardstanding, floodlighting, new manholes and underground drainage, a palisade fence to the western boundary and associated works.  
**Site Address:** S Norton & Co. Ltd, Land To The Rear Of, 72 - 76 River Road, Barking, Barking And Dagenham,  
**Date Received:** 03 July 2020  
**Date Validated:** 17 July 2020

#### PART 2 - PARTICULARS OF THE DECISION

The London Borough of Barking and Dagenham, as Local Planning Authority, in pursuance of its powers under the above mentioned Act, Rules, Orders and Regulations made thereunder, hereby gives notice that PLANNING PERMISSION has been **GRANTED** for the carrying out of the development referred to in PART 1 hereof and as described and shown on the plan(s) and document(s) submitted with the application, subject to the conditions and reasons listed below.

#### Conditions:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

*Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).*

2. The development hereby approved shall only be carried out in accordance with the following approved plans and documents:

- DRAWING NUMBER: L(01)001 Location Plan - DATED: 16/07/2020
- DRAWING NUMBER: 5326-HMA-V-XX-DR-A-00001\_P1 Location Plan - DATED: JUNE 2020
- DRAWING NUMBER: 5326-HMA-V-XX-DR-A-00220\_P1 Proposed Site Plan - DATED: 18/06/2020
- DRAWING NUMBER: 5326-HMA-V-00-DR-A-20101\_P1 Non FE Shed Proposed Plan - DATED: 16/03/2020
- DRAWING NUMBER: 5326-HMA-V-00-DR-A-20102\_P1 Workshop Proposed Plan - DATED: 16/03/2020
- DRAWING NUMBER: 5326-HMA-V-01-DR-A-00221\_P2 Non FE Shed Proposed Roof - DATED: 23/06/2020
- DRAWING NUMBER: 5326-HMA-V-01-DR-A-00222\_P2 Workshop Proposed Roof - DATED: 23/06/2020
- DRAWING NUMBER: 5326-HMA-V-ZZ-DR-A-00211\_P2 Non FE Shed Proposed Elevations - DATED: 23/06/2020
- DRAWING NUMBER: 5326-HMA-V-ZZ-DR-A-00212\_P2 Workshop Proposed Elevations - DATED: 23/06/2020
  
- DRAWING NUMBER: LS14667-1-2-A Proposed Lighting - DATED: 13 MAY 2020
- DRAWING NUMBER: GM10700-001 - REVISION: A - Existing and Proposed Drainage Strategy - DATED: 09/04/2020
  
- ENVIRONMENTAL PERMIT - PERMIT NUMBER EPR/CB3807HV
- FLOOD RISK AND DRAINAGE STRATEGY ASSESSMENT - DATED: 5TH MAY 2020
- SUPPORTING STATEMENT - DATED: 29/06/2020

No other drawings or documents apply.

*Reason: To ensure that the development is undertaken in accordance with the approved drawing(s) and document(s), to ensure that the finished appearance of the development will enhance the character and visual amenities of the area and to satisfactorily protect the residential amenities of nearby occupiers.*

3. The development shall be constructed in accordance with the external materials shown on DRAWING NO. 5326-HMA-V-ZZ-DR-A-00212\_P2, 5326-HMA-V-ZZ-DR-A-00211\_P2, 5326-HMA-V-01-DR-A-00222\_P2, 5326-HMA-V-01-DR-A-00221\_P2 and to the satisfaction of the Local Planning Authority.

*Reason: In order to protect or enhance the character and amenity of the area and to ensure an exemplar finish to the building.*

4. No development shall commence until:

(a) an investigation and risk assessment, in addition to any assessment provided with the planning application, has been 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; archaeological sites and ancient monuments; and

(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'; and

(b) 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, has been prepared and submitted to the Local Planning Authority for approval in writing. 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.

(c) The approved remediation scheme must be carried out in accordance with its terms prior to commencement of the 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. The report shall include results of sampling and monitoring carried out to demonstrate that the site remediation criteria have been met.

(d) 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 (a), and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of (b), 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.

*Reason: Contamination must be identified prior to commencement of development to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with policy BR5 of the Borough Wide Development Policies Development Plan Document and policy 5.21 of the London Plan.*

#### **Summary of Policies and Reasons:**

In deciding to grant planning permission in this instance, Be First, working in partnership the London Borough of Barking and Dagenham, found the proposal to be acceptable following careful consideration of the relevant provisions of the National Planning Policy Framework, the Development Plan and all other relevant material considerations. Upon review, the London Borough of Barking and Dagenham is satisfied that any potential material harm resulting from the proposal's impact on the

surrounding area would be reasonably mitigated through compliance with the conditions listed above.

The following policies are of particular relevance to this decision and for the imposition of the abovementioned conditions:

National Planning Policy Framework (NPPF) (MHCLG, February 2019)

The London Plan: Spatial Development Strategy for London (GLA, consolidated with alterations since 2011, published March 2016)

Policy 2.7  
Policy 3.5  
Policy 4.1  
Policy 4.4  
Policy 5.3  
Policy 5.16  
Policy 6.3  
Policy 6.13  
Policy 7.1  
Policy 7.2  
Policy 7.4  
Policy 7.6  
Policy 7.15

Draft London Plan (Intend to Publish version, December 2019)

*The Mayor of London's Draft London Plan (Intend to Publish version, December 2019) is under Examination. Having regard to NPPF paragraph 48, the emerging document is a material consideration and appropriate weight will be given to its policies and suggested changes in decision-making, unless other material considerations indicate that it would not be reasonable to do so.*

Policy GG1 - Building strong and inclusive communities  
Policy GG2 - Making the best use of land  
Policy GG3 - Creating a healthy city  
Policy GG5 - Growing a good economy  
Policy D1 - London's form, character and capacity for growth  
Policy D3 - Optimising site capacity through design-led approach  
Policy D4 - Delivering good design  
Policy D12 - Fire Safety  
Policy D14 - Noise  
Policy E4 - Land for industry, logistics and services to support London's economic function  
Policy E5 - Strategic Industrial Locations (SIL)  
Policy E7 - Industrial intensification, co-location and substitution  
Policy S11 - Improving Air Quality  
Policy T4 - Assessing and mitigating transport impacts  
Policy T6 - Car Parking  
Policy T7 - Deliveries, Servicing and Construction

Local Development Framework (LDF) Core Strategy (July 2010)

Policy CM1 - General Principles for Development  
Policy CP3 - High Quality Built Environment  
Policy CE3 - Safeguarding and Release of Employment Land  
Policy CM3 - Green Belt and Public Open Spaces  
Policy CR2 - Preserving and Enhancing the Natural Environment  
Policy CP3 - Sustainable Waste Management

Local Development Framework (LDF) Borough Wide Development Plan Document (DPD) (March 2011)

Policy BR1 - Environmental Building Standards  
Policy BR10 - Sustainable Transport  
Policy BR13 - Noise Mitigation  
Policy BR14 - Air Quality  
Policy BP8 - Protecting Residential Amenity  
Policy BP11 - Urban Design

The London Borough of Barking and Dagenham's Draft Local Plan: (Regulation 18 Consultation Version, November 2019)

*The London Borough of Barking and Dagenham's Draft Local Plan: (Regulation 18 Consultation Version, November 2019) is at*

*an "early" stage of preparation. Having regard to NPPF paragraph 216 the emerging document is now a material consideration and limited weight will be given to the emerging document in decision-making, unless other material considerations indicate that it would not be reasonable to do so.*

Policy SP1 - Delivering Growth  
Policy SP3 - Promoting Inclusive Economic Growth  
Policy SP4 - Delivering Quality Design in the Borough  
Policy SP6 - Securing a Sustainable and Clean Borough  
Policy DM6 - Utilising the borough's employment land more efficiently  
Policy DM11 - Responding to Place  
Policy DM25 - Managing Nuisance  
Policy DM26 - Improving Air Quality  
Policy DM27 - Land Contamination  
Policy DM29 - Managing Our Waste

Supplementary Planning Documents

N/A

The above policies can be viewed on the Council's website: [www.lbbd.gov.uk/planning](http://www.lbbd.gov.uk/planning).

**Working with the applicant:**

In dealing with this application, Be First, working in partnership with the London Borough of Barking and Dagenham, has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) to work with the Applicant in a positive and proactive manner. As with all applicants, Be First has made available detailed advice in the form of statutory policies and all other relevant guidance, as well as offering a full pre-application advice service, so as to ensure the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

This development is potentially liable for payment of both the Mayor of London and London Borough of Barking and Dagenham's Community Infrastructure Levies (CIL). Further information about CIL, including the process that must be followed and forms that will be required, can be found on the Council's website: <https://www.lbbd.gov.uk/developer-contributions-cil-and-s106> . CIL forms can be submitted to: [S106CIL@befirst.london](mailto:S106CIL@befirst.london)

**DATE OF DECISION: 16/09/2020**

Yours sincerely,

**Graeme Cooke**

**Graeme Cooke**  
Director of Inclusive Growth  
London Borough of Barking and Dagenham

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**  
**Applicant's Rights following the Grant or Refusal of permission**

### **1. Appeals to the Secretary of State**

Should you (an applicant/agent) feel aggrieved by the decision of the council to either refuse permission or to grant permission subject to conditions, you can appeal to the Secretary of State for the Department of Communities and Local Government – Section 78 of the Town and Country Planning Act 1990 / Sections 20 and 21 of the Planning (Listed Building and Conservation Areas) Act 1990. Any such appeal must be made within the relevant timescale for the application types noted below, beginning from the date of the decision notice (unless an extended period has been agreed in writing with the council):

- **Six (6) months:** Full application (excluding Householder and Minor Commercial applications), listed building, conservation area consent, Section 73 'variation/removal', Section 73 'minor-material amendment', extension of time and prior approval applications.
- **Twelve (12) weeks:** Householder planning, Householder prior approval and Minor Commercial applications.
- **Eight (8) weeks:** Advertisement consent applications.
- **No timescale:** Certificate of lawful development (existing/proposed) applications.

Where an enforcement notice has been issued the appeal period may be significantly reduced, subject to the following criteria:

- The development proposed by your application is the same or substantially the same as development that is currently the subject of an enforcement notice: **28 days of the date of the application decision.**
- An enforcement notice is served **after the decision on your application** relating to the same or substantially the same land and development as in your application and if you want to appeal against the council's decision you are advised to appeal against the Enforcement Notice and to do so before the Effective Date stated on the Enforcement Notice.

Appeals must be made using the prescribed form(s) of The Planning Inspectorate (PINS) obtained from [www.planning-inspectorate.gov.uk](http://www.planning-inspectorate.gov.uk) or by contacting 03034445000. A copy of any appeal should be sent both to PINS and the council (attn: Planning Appeals Officer).

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are exceptional/special circumstances.

The Secretary of State can refuse to consider an appeal if the council could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements and provisions of the Development Order and to any direction given under the Order. In practice, it is uncommon for the Secretary of State to refuse to consider appeals solely because the council based its decision on a 'direction given by the Secretary of State'.

### **2. Subsequent Application Fees**

No planning fee would be payable should a revised planning application be submitted within 12 months of the decision. This 'fee waiver' is permitted only where the new application meets the following criteria:

- the applicant is the same as the applicant of the original application
- site boundary is the same as the site boundary of the original application
- the nature of development remains the same.

### **3. Purchase Notices**

Should either the council or the Secretary of State refuse permission or to grant permission subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state nor through carrying out of any development which has been or could be permitted. In such a case, the owner may serve a purchase notice on the council.

This notice will require the council to purchase the owner's interest in the land in accordance with the provisions of Part IV of the Town and Country Planning Act 1990 and Section 32 of the Planning (Listed Buildings Conservation Areas) Act 1990.

### **4. Compensation**

In certain circumstances compensation may be claimed from the council if permission is refused or granted subject to condition(s) by the Secretary of State on appeal or on reference to the Secretary of State. These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.



## **APPENDIX 03**

### **Site Assessment Criteria**

## Screening Levels for “Commercial” end use assuming a 1% SOM for Hydrocarbons.

Contaminant	Screening Levels for Commercial End Use (mg/kg)
<b>Metals</b>	
Arsenic	640
Boron	240,000
Cadmium	190
Chromium III	8,600
Chromium VI	33
Copper	68,000
Lead*	2330
Mercury	58
Nickel	980
Selenium	12,000
Vanadium	9,000
Zinc	730,000
<b>Non Metals</b>	
Phenol	440
<b>Polyaromatic Hydrocarbons (PAHs)</b>	
Benz[a]anthracene	170
Benzo[a]pyrene	35
Benzo[b]fluoranthene	44
Benzo[ghi]perylene	3,900
Benzo[k]fluoranthene	1,200
Chrysene	350
Dibenz[ah]anthracene	3.5
Fluoranthene	23,000
Indeno[123-cd]pyrene	500
Naphthalene	190
Pyrene	54,000

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\* Where not included in the S4UL’s criteria for a limited number of contaminants, namely lead, have been derived by DEFRA in their document entitled SP1010: Development of Category 4 Screening Levels for Assessment of Land Affected by Contamination, April 2014.

Contaminant	Screening Levels for Commercial End Use (mg/kg)
<b>Volatile Organic Compounds</b>	
Benzene	27
Ethylbenzene	5,700
Toluene	56,000
M - Xylene	6,200
O - Xylene	6,600
P - Xylene	5,900
<b>Total Petroleum Hydrocarbons</b>	
Aliphatic C5-6	3,200
Aliphatic C6-8	7,800
Aliphatic C8-10	2,000
Aliphatic C10-12	9,700
Aliphatic C12-16	59,000
Aliphatic C16-35	1,600,000
Aliphatic C35 - 44	1,600,000
Aromatic C5 - 7	26,000
Aromatic C7 - 8	56,000
Aromatic C8-10	3,500
Aromatic C10-12	16,000
Aromatic C12-16	36,000
Aromatic C16-21	28,000
Aromatic C21-35	28,000
Aromatic C35 - 44	28,000

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