

20 JULY 2021 PLANNING COMMITTEE

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COND/2021/0098

WARD: C

LOCATION: Nos.9 - 13 Poole Road & sections of Poole Road, Goldsworth Road & Church Street West, Woking, Surrey, GU21 6DY

PROPOSAL: Approval of details pursuant to condition 29 (Contamination remediation validation report) of PLAN/2018/1362 dated 22.03.2019 (Erection of building containing 2658 sq.m GIA energy centre (flexible Sui Generis/Class B1), installation of 3 No. thermal store vessels and ancillary infrastructure structures, including above ground pipework. Associated installation of subterranean district heating main and private wire electricity cables beneath Poole Road, Goldsworth Road and Church Street West.)

APPLICANT: Galliford Try

OFFICER: Benjamin Bailey

REASON FOR REFERRAL TO COMMITTEE

Although the applicant is the contractor for construction of the development on behalf of a Thamesway group company, legal advice is that this condition application falls outside the Scheme of Delegation and thus such applications are required to be determined by the Planning Committee.

PROPOSED DEVELOPMENT

This conditions application seeks approval of details pursuant to condition 29 (Contamination remediation validation report) of PLAN/2018/1362.

PLANNING STATUS

- Urban Area
- Woking Town Centre (Partial) / Adjacent to Woking Town Centre (Partial)
- Employment Area (Partial) (Butts Road/Poole Road)
- High Density Residential Area (Partial)
- Thames Basin Heaths Special Protection Area (TBH SPA) Zone B (400m-5km)

RECOMMENDATION

Approve details submitted.

SITE DESCRIPTION

The main part of the site (i.e. other than to provide below ground infrastructure works below vehicular carriageways etc) is located on the corner of Poole Road and Butts Road on the edge of Woking Town Centre and within the Butts Road/Poole Road Employment Area. This main part of the site is presently the subject of advancing construction works to provide the energy centre (including office floorspace), x3 thermal store vessels and ancillary infrastructure structures permitted under PLAN/2018/1362.

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PLANNING HISTORY

The most relevant planning history for this application is as follows:

COND/2021/0103 - Approval of details pursuant to conditions 03(e) (External Construction Detailing; Fencing and Means of Enclosure) and 17 (External lighting) (revised details to supersede those previously approved for both) of PLAN/2018/1362.

Elsewhere on this agenda

COND/2021/0020 - Approval of details pursuant to conditions 05 (details of gas kiosk), 14 (Energy centre delivery & service vehicle management plan), 23 (SuDS maintenance strategy) and 29 (Contamination remediation validation report) of PLAN/2018/1362.

Split decision (05.05.2021)

(Officer Note: Details pursuant to conditions 05, 14 and 23 were approved. Details pursuant to condition 29 were not approved)

COND/2021/0004 - Approval of details pursuant to condition 21 (Enhancement of Biodiversity) of PLAN/2018/1362.

Details approved (18.03.2021)

COND/2020/0157 - Approval of details pursuant to conditions 03(b) to 03(i) (inclusive) (Detailed design etc) of PLAN/2018/1362.

Details approved (22.12.2020)

COND/2020/0156 - Approval of details pursuant to conditions 16 (Equipment on Building Envelope) and 17 (External Lighting) of PLAN/2018/1362.

Details approved (05.01.2021)

COND/2020/0128 - Approval of details pursuant to condition 06 (Hard and soft landscape) of PLAN/2018/1362.

Details approved (03.02.2021)

COND/2020/0127 - Approval of details pursuant to condition 15 (Acoustic insulation etc) of PLAN/2018/1362.

Elsewhere on this agenda

COND/2020/0123 - Approval of details pursuant to conditions 03(a) (Building facades) and 04 (Material samples) of PLAN/2018/1362.

Details approved (09.11.2020)

AMEND/2020/0051 - Non-material amendment to PLAN/2018/1362 dated 22.03.2019 (Erection of building containing 2658 sq.m GIA energy centre (flexible Sui Generis/Class B1), installation of 3 No. thermal store vessels and ancillary infrastructure structures, including above ground pipework. Associated installation of subterranean district heating main and private wire electricity cables beneath Poole Road, Goldsworth Road and Church Street West).

Non-material amendment permitted (29.01.2021)

COND/2019/0115 - Approval of details pursuant to conditions 27 (investigation and risk assessment) and 28 (remediation method statement) of PLAN/2018/1362.

Details approved (16.10.2019)

COND/2019/0113 - Approval of details pursuant to conditions 19 (tree protective

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measures / pre-commencement meeting) and 20 (detailed arboricultural method statement) of PLAN/2018/1362.

Details approved (16.10.2019)

COND/2019/0101 - Approval of details pursuant to condition 11 (Construction Transport Management Plan (CTMP)) of PLAN/2018/1362.

Details approved (20.08.2019)

COND/2019/0079 - Approval of details pursuant to condition 25 (Written environmental desktop study report) of PLAN/2018/1362.

Details approved (23.07.2019)

COND/2019/0073 - Approval of details pursuant to condition 26 (Contaminated land site investigations) of PLAN/2018/1362.

Details approved (09.07.2019)

PLAN/2018/1362 - Erection of building containing 2658 sq.m GIA energy centre (flexible Sui Generis/Class B1), installation of 3 No. thermal store vessels and ancillary infrastructure structures, including above ground pipework. Associated installation of subterranean district heating main and private wire electricity cables beneath Poole Road, Goldsworth Road and Church Street West.

Permitted subject to conditions (22.03.2019)

CONSULTATIONS

Contaminated Land Officer: Based on the verification information submitted - gas membrane verification visit sheets & photographs, tree pit / top soil data for the only bit of soft landscape - and the end use of the site, condition 29 (Contamination remediation validation report) of PLAN/2018/1362 can be discharged.

REPRESENTATIONS

As this application seeks the approval of details pursuant to a condition attached to a planning permission there is no statutory requirement for neighbour notification.

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2019)

Section - 11 Making effective use of land

Section 15 - Conserving and enhancing the natural environment

Development Management Policies Development Plan Document (DM Policies DPD) (2016)

DM8 - Land contamination and hazards

PLANNING ISSUES

01. The only issue to consider is whether the details submitted are considered acceptable to comply with the requirements of the stated planning condition.

Condition 29 (Contamination remediation validation report):

02. The purpose of a contamination remediation validation report condition is to secure details which evidence the remediation, the effectiveness of the remediation carried out and the results of post remediation works, in

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accordance with the approved remediation method statement and any addenda thereto, so as to enable future interested parties, including regulators, to have a single record of the remediation undertaken at the site.

03. Several previous COND applications have related to contamination, as listed below: It should be noted that the contamination remediation method statement was approved under COND/2019/0115 (i.e. pursuant to condition 28).
- COND/2019/0115 - Approval of details pursuant to conditions 27 (investigation and risk assessment) and 28 (remediation method statement) of PLAN/2018/1362.
Details approved (16.10.2019)
 - COND/2019/0079 - Approval of details pursuant to condition 25 (Written environmental desktop study report) of PLAN/2018/1362.
Details approved (23.07.2019)
 - COND/2019/0073 - Approval of details pursuant to condition 26 (Contaminated land site investigations) of PLAN/2018/1362.
Details approved (09.07.2019)
04. The submitted contamination remediation validation report contains details of the ground gas protection measures (including technical drawings) which have been installed in the building, a record of the watching brief undertaken in respect of potential/unexpected contamination, evidence of site staff training/briefing in respect of potential/unexpected contamination, verification of the discovery strategy (applicable in the event unexpected contamination was encountered during site works) having been adhered to, confirmation that no further contamination was encountered during site works, details of the contamination cover system employed (the resultant site is largely laid to hardstanding with limited areas of soft landscaping), certification of the imported soils which have been brought onto the site for the soft landscaping area, evidence that the mains water supply pipework for the building is a barrier type and confirmation that no hazardous waste or contaminated soils were encountered during the substructure works.
05. The Council's Contaminated Land Officer has reviewed the submitted information and comments that "*Based on the verification information submitted - gas membrane verification visit sheets & photographs, tree pit / top soil data for the only bit of soft landscape - and the end use of the site, condition 29 (Contamination remediation validation report) of PLAN/2018/1362 can be discharged*".

CONCLUSION

06. The details submitted are considered acceptable and would meet the requirements of the respective condition. The submitted details would also comply with Policy DM8 of the DM Policies DPD (2016) and Sections 11 and 15 of the NPPF (2019). The details submitted are therefore recommended for approval as per the following recommendation.

BACKGROUND PAPERS

Consultation response from Contaminated Land Officer

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RECOMMENDATION

It is recommended that detail(s) submitted are **approved** as follows:

Condition 29 (Contamination remediation validation report)

Detail(s) approved are:

- Poole Road, Woking, Site specific remediation verification report, prepared by Galliford Try, dated May 2021 (12pp) in addition to all Appendices as follows (all rec'd by LPA 04.06.2021):
 - 9.1 RC Details of Pile Caps (C1906-S-4900-01/02/03/04-C1) (4pp)
 - 9.1 Section Details - GF Slab (C1906-BMA-XX-00-DR-A-21-0620-C1) (1pp)
 - 9.1 Cordek Tri-Gas Membrane Data Sheet (2pp)
 - 9.1 Cordek Methane / CO2 Protection System Typical Lift Pit External Membrane Detail (C1906-MB-XX-XX-DR-X-CORDEX DETAIL_01B_B) (1pp)
 - 9.1 Cordek Methane / CO2 Protection System Typical Pile or Pile Cap Detail (C1906-MB-XX-XX-DR-X-CORDEX DETAIL_15B_B) (1pp)
 - 9.1 Cordek Methane / CO2 Protection System Typical Pipe Penetration Detail (C1906-MB-XX-XX-DR-X-CORDEX DETAIL_16C_C) (1pp)
 - 9.1 Cordek Methane / CO2 Protection System Typical Floor Gully Sealing Detail (C1906-MB-XX-XX-DR-X-CORDEX DETAIL_20B_B) (1pp)
 - 9.1 Cordek Methane / CO2 Protection System Typical Site Formed Internal Corner Cloak Detail (C1906-MB-XX-XX-DR-X-CORDEX DETAIL_21B_B) (1pp)
 - 9.1 Cordek Methane / CO2 Protection System Typical Site Formed External Corner Cloak Detail (C1906-MB-XX-XX-DR-X-CORDEX DETAIL_22B_B) (1pp)
 - 9.1 Cordek Methane / CO2 Protection System Typical Preformed Top Hat Detail (C1906-MB-XX-XX-DR-X-CORDEX DETAIL_24B_B) (1pp)
 - 9.1 Cordek Methane / CO2 Protection System Typical RC Slab Edge Detail (C1906-MB-XX-XX-DR-X-CORDEX DETAIL-04B_B) (1pp)
 - 9.1 Pre-Pour and Post-Pour Sheet 001 by Modebest Builders Ltd (4pp)
 - 9.1 Pre-Pour and Post-Pour Sheet 002 by Modebest Builders Ltd (4pp)
 - 9.1 Pre-Pour and Post-Pour Sheet 003 by Modebest Builders Ltd (5pp)
 - 9.1 Pre-Pour and Post-Pour Sheet 004 by Modebest Builders Ltd (6pp)
 - 9.1 Pre-Pour and Post-Pour Sheet 005 by Modebest Builders Ltd (5pp)
 - 9.1 Pre-Pour and Post-Pour Sheet 006 by Modebest Builders Ltd (4pp)
 - 9.1 Pre-Pour and Post-Pour Sheet 007 by Modebest Builders Ltd (5pp)
 - 9.2 Supporting statement for the verification of contamination removed from site (1pp)
 - 9.3 Poole Road, Woking - Health, Safety and Sustainability Induction (27pp)
 - 9.3 Method Statement and Risk Assessment for Poole Road (Energy Centre) Groundworks by Modebest Builders Ltd (44pp)
 - 9.3 Method Statement and Risk Assessment for Poole Road (Energy Centre) Groundworks Signature Sheet by Modebest Builders Ltd (1pp)
 - 9.3 Supporting statement for the verification of staff briefing and training relating to contaminants within the ground (1pp)
 - 9.6 Ground Floor External Works Landscaping (C1906-BMA-XX-00-DR-A-90-0501-C7) (1pp)
 - 9.6 Ground Floor External Works Paving and Details (C1906-BMA-XX-00-DR-A-90-0502-C4) (1pp)
 - 9.6 Ground Floor External Works Paving and Details (C1906-BMA-XX-00-DR-A-90-0503-C2) (1pp)

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- 9.7 Topsoil Analysis Report: Meriden Topsoil - March 2021 (4pp)
- 9.8 Protecta-Line Specification/Data Sheet (2pp)
- 9.8 The Energy Centre Poole Road, Woking - External Water & Gas Mains Specification, prepared by Hulley & Kirkwood, dated March 2020 (37pp)