

**DISCHARGE OF PLANNING CONDITIONS**  
– FORMER INDUSTRIAL UNIT, WATFORD

WDE Consulting Ltd (WDE) was appointed by the developer to manage the contamination and ground engineering associated with the redevelopment of a former industrial site in Watford, Hertfordshire. The site lies on a principle bedrock aquifer (chalk), near to a potable water borehole and was proposed for residential redevelopment. Previous investigations had identified there to be heavy metal impact over the majority of the site and a plume of hydrocarbon impact associated with a former bulk fuel storage area.



Initially a targeted investigation was conducted that identified that the groundwater was non impacted, the heavy metal impact was restricted to upper 0.3m over only a third of the site and that the shallow soil hydrocarbon impact was limited to ~500m<sup>3</sup>. The Agency required evidence to demonstrate that the site did not pose a risk to controlled waters and the public water abstraction borehole. This required undertaking a DQRA along with on site sampling of soil, leachate and groundwater media. Advice was also provided on the foundation technique to ensure compliance with the Agency requirements.

### WDE Scope of Works:

- Targeted Site Assessment
- Detailed Quantitative Risk Assessment (DQRA)
- Zero Waste Strategy
- Remedial Options Appraisal
- Site Waste Management Plans (SWMP)
- Material Management Plan (CLAIRE CoP)
- Verification of Remedial Works
- Regulatory negotiations to gain discharge of conditions

WDE was able to influence adoption of a “zero waste” strategy at the design stage of the project, such that waste materials would either be reduced, reused, recycled or recovered. Sustainable remedial techniques were selected comprising use of cover systems, vapour barriers in dwellings and for on site bioremediation of the hydrocarbon plume. Materials were retained on site where possible for reuse via the adoption of the CL:AIRE Code of Practice on the Definition of Waste. Adoption of sustainable practices is thought to have saved the client **~£250,000** over the duration of the demolition and groundwork phases of the redevelopment.

The Environmental Closure Report has been approved by the regulatory authorities and planning conditions have been fully discharged.