Mace Dragados Joint Venture

HS2 Euston Station Integrated Project Team

2nd Floor, The Podium

1 Eversholt Street

London

NW1 2DN

Gavin Sexton

Principal Planner

Regeneration and Planning

London Borough of Camden

*Sent via Planning Portal*

Our ref: 1CP01-MDS\_ARP-TP-NOT-SS08\_SL23-990021

Planning Portal Ref: PP-12517649

11 October 2023

Dear Gavin,

**Application for Redevelopment of the site to include change of use of former school building to office use with associated external alterations and multi-use community facilities; erection of a two storey Construction Skills Centre and provision of public open space together with alterations to existing access arrangements, all as meanwhile uses for a period of 10 years (your ref: 2019/3091/P, as amended by ref: 2023/4110/P)**

An application has been submitted via Planning Portal (PP-12517649) for the discharge of condition 15 relating to planning application ref. 2019/3091/P.

Condition 15 states:

*Prior to commencement of the relevant part of the development, a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by the local planning authority in writing.*

*Site investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures [if necessary] shall be submitted to and approved by the local planning authority in writing.*

*The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation for the relevant part of the development shall be submitted to and approved by the local planning authority in writing prior to occupation.*

Please find enclosed the following documents and plans to support the discharge of Condition 15.

* + Application Form
  + Ground Contamination Report (ref: 1CP01-MDS\_ARP-EV-REP-SS08\_SL23-990034)

The report does not provide a written programme of ground investigation as set out in the condition wording. However, it was agreed with the LBC Contaminated Land officer in April 2022 that a report would be submitted which presents a preliminary risk assessment and conceptual site model, assesses existing ground investigation data to refine the preliminary assessment, and presents a set of recommendations and proposed control measures to mitigate risks. The report concludes that:

* The Proposed Development is low sensitivity temporary commercial end use, and the construction works require only limited shallow groundworks. It includes some hard and soft landscaping areas.
* Potential contaminant linkages have been identified by the risk assessment. The risk of harm to human health are moderate to low during construction and low during operation. Good construction practices (e.g., health and safety, environmental controls) and enhanced controls will mitigate the risks identified to acceptable levels.
* No further ground investigation is required to refine the risk assessment and recommendations as there is sufficient existing data available in the context of the proposed construction, site setting and potential for contamination.
* There are enhanced health and safety measures in place for the construction as part of the HS2 Code of Construction Practice and any contamination that may be present on-site can be managed by adherence to asbestos guidance (CARSOIL) and the implementation of a watching brief.
* No significant contamination was identified or is expected. Some asbestos was identified in Made Ground which is not unusual. Concentrations of other contaminants were low. No specific advanced remediation, such as source removal or treatment, is required. A remediation strategy and verification plan are provided in Section 7 of the report.

A planning application fee of £116 has been paid via Planning Portal. I trust that the information provided is sufficient to discharge condition 15 of planning application ref. 2019/3091/P. However, if you have any queries, please do not hesitate to contact me.

I look forward to receiving confirmation of this application’s validation.

Yours sincerely

Cindy Wan

Town Planning Lead

Mace Dragados HS2 Project Office

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