

20 December 2023  
Delivered via Planning Portal (PP-12180203)

Josh Lawlor  
Camden Council  
Planning - Development Control  
Camden Council  
Camden Town Hall  
London  
WC1H 8ND

Dear Josh,

**CENTRAL SOMERS TOWN COVERING LAND AT POLYGON ROAD OPEN SPACE EDITH NEVILLE PRIMARY SCHOOL, 174 OSSULSTON STREET AND PURCHASE STREET OPEN SPACE**

**CONDITION DISCHARGE APPLICATION (REF. 2022/2855/P) – CONDITIONS 55 (LAND CONTAMINATION PLOTS 5 AND 6 AND 61 (SITE INVESTIGATION AND SUBMISSION OF A REMEDIATION SCHEME FOR PLOTS 5 AND 6))**

On behalf of our client, London Borough of Camden Community Investment Programme Team (CIP Team) (hereafter: “the Applicant”), please find enclosed an application for the full discharge of Condition 55 and 61 of Planning Permission ref. 2022/2855/P (dated 24 November 2022) for the following proposed development:

*“Minor Material Amendment (Section 73) to amend Condition 2 (Approved Drawings), Condition 3 (Design and Access Statement), Condition 18 (Play Space), Condition 26 (Obscure Glazing – Plot 5), Condition 27 (Obscure Glazing – Plot 6) and Condition 82 (Cycle Parking – Public Open Space) of Ref. 2020/4631/P dated 23/04/2021 to planning permission reference 2015/2704/P dated 14/10/2016, amended by application 2019/5882/P dated 01/07/2020 and 2020/4631/P dated 23/04/2021 and 2022/2659/P dated 18/07/2022 namely amendments to plots 5 and 6 including alterations to building footprints, layout of the accommodation and changes to elevations.”*

The submission covers the following condition(s):

**Condition 55**

*“At least 28 days before the development of Plots 5 & 6 hereby permitted commences a written detailed scheme of assessment consisting of site reconnaissance, conceptual model, risk assessment and proposed schedule of*

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*investigation must be submitted to the planning authority. The scheme of assessment must be sufficient to assess the scale and nature of potential contamination risks on the site and shall include details of the number of sample points, the sampling methodology and the type and quantity of analyses proposed. The scheme of assessment must be approved by the LPA and the documentation submitted must comply with the standards of the Environment Agency's Model Procedures for the Management of Contamination (CLR11)."*

## **Condition 61**

*"Before the development of Plots 5 & 6 commences, a site investigation shall be undertaken in accordance with the approved scheme of assessment and the written results provided to the planning authority for their approval. Laboratory results must be provided as numeric values in a formatted electronic spread sheet. Before development of these plots commences a remediation scheme shall be agreed in writing with the planning authority and the scheme as approved shall be implemented before any part of the development hereby permitted is occupied."*

In accordance with the requirements of Condition 55 and 61, a Geo-Environmental and Geotechnical Site Investigation Report and Remediation Method Statement have been prepared by RSK Geosciences.

The submitted Geo-Environmental Report considers that the shallow made ground likely to be excavated will be suitable for disposal at a landfill/treatment facility to take non-hazardous waste. To confirm, no asbestos was found within the area of development in the southern part of the parcel. Therefore, foundations could be designed on the London Clay Formation, and that if new concrete is poured in contact with the existing ground, then a design sulphate class of DS-2 and ACEC classification of AC-2 is recommended.

The Remediation Method Statement provides an overview of the preceding geo-environmental report, and details the proposed remedial works to be undertaken to address residual potential contaminant linkages. The Method Statement thus includes details regarding remediation at the construction phase, as well as best practices for preventing pollution across the site and any subsequent validation of plots required in a validation statement/report.

It is therefore considered the details are sufficient to fully discharge Condition 55 and 61.

## **Submission**

I hereby provide the following as part of the application:

- Application Form;
- Geo-Environmental and Geotechnical Site Investigation Report, prepared by RSK Geosciences and;
- Remediation Method Statement, prepared by RSK Geosciences.

I trust that the above is in order and look forward to receiving validation of the application. Should you require any further information please do not hesitate to contact me or my colleague, Oliver Jefferson [REDACTED] at this office.

Yours sincerely,

**Turley**



Jordan Bishop  
**Assistant Planner**

