

Camden Borough Council
Regeneration and Planning Development
Management
London Borough of Camden
London
WC1H 9JE

Your Ref 2024/4030/P

Our Ref CRTR-PLAN-2024-42757

22nd October 2024

Dear Sam Fitzpatrick,

Proposal: Details required by conditions 4 (risk assessment and method statement) and 5 (waterway walls survey and method statement) of planning permission 2021/6222/P dated 28/06/2022

Location: Proposed Bridge over ~~Grand Union~~ Regent's Canal, 2-6 St Pancras Way to 103a Camley Street, London

Waterway: Regent's Canal

Thank you for your consultation relating to the discharge of these conditions on the above planning permission.

We are the charity who look after and bring to life 2000 miles of canals & rivers. Our waterways contribute to the health and wellbeing of local communities and economies, creating attractive and connected places to live, work, volunteer and spend leisure time. These historic, natural and cultural assets form part of the strategic and local green-blue infrastructure network, linking urban and rural communities as well as habitats. By caring for our waterways and promoting their use we believe we can improve the wellbeing of our nation. The Trust is a statutory consultee in the Development Management process.

The Trust is unable to make a substantive response to the consultation, due to the absence of important information. I have detailed this below:

Condition 4 - Risk assessment and method statement

Prior to the commencement of the development hereby permitted, a Risk Assessment and Method Statement outlining all works to be carried out adjacent to the water, and moorings, must be submitted to and approved in writing by the Local Planning Authority, in consultation with the Canal & River Trust and implemented as agreed.

Reason: To ensure that the works have no adverse impact on the adjacent moorings or other users of the towpath and waterspace in line with Policies A1, A3 and D2 of London Borough of Camden Local Plan 2017.

Moorings

There are three permanent moorings based directly adjacent to the proposed bridge location, and the information should provide details of how the moorings are going to be managed through the bridge construction process, as required by the condition. This should also consider the visitor moorings along the towpath.

Canal & River Trust Planning Team

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Details of the canal and towpath closure would need to be included in a more detailed method statement once a marine contractor is appointed.

The submission should also include details of monitoring of the canal walls.

The build methodology powerpoint/program also does not have the current planned dates for the closure of the Regent's Canal, which are currently being confirmed with the Trust's engineers.

Condition 5 - Waterway walls survey and method statement

Prior to the commencement of the development hereby approved, a survey of the condition of the waterway walls on both the north and south side of the canal, in the vicinity of the proposed abutments, and a method statement and schedule of works identified shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Canals and Rivers Trust. All repair work required to ensure that the structural integrity of the canal walls is protected during the construction and operational phases of the development shall be carried out in accordance with the agreed method statement and repairs schedule, by a date to be confirmed in the repairs schedule.

Reason: To ensure that the structural integrity of the Regent's Canal is retained in line with Policies A1 and A3 of London Borough of Camden Local Plan 2017.

The photo survey doesn't constitute a full condition survey as the sub-water level condition hasn't been investigated. A conclusion detailing any requirement for remediation is also missing.

The condition of the abutment wall on the Camley Street side (at the back of the towpath) hasn't been mentioned in the submission, nor any plans for remediation.

The Trust will provide a substantive response within 21 days of the receipt of the above information.

Please do not hesitate to contact me with any queries you may have.

Yours sincerely,

Claire McLean MRTPI
Area Planner London

<https://canalrivertrust.org.uk/specialist-teams/planning-and-design>

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