

**By Email and Post**

Ms Weronika Schultz  
Environmental Health Officer LAPPC  
London Borough of Camden  
Camden Town Hall  
Argyle Street  
WC1H 8EQ  
Email : [Weronika.Schultz@camden.gov.uk](mailto:Weronika.Schultz@camden.gov.uk)

30<sup>th</sup> August 2013

T-SD/EG

PROJECT NO. B633

**RE: PLANNING APPLICATION 2011/6129/P - CONDITION 9**

Dear Weronika,

We are writing to you in relation to condition 9 of planning application 2011/6129/P on West End Lane:

*Before development 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 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.*

*Additional significant contamination discovered during development shall be fully assessed and any necessary modifications made to the remediation scheme shall be submitted to the Local Planning Authority for written approval. Before any part of the development hereby permitted is occupied the developer shall provide written confirmation that all works were completed in accordance with the revised remediation scheme.*

We enclose *Site Investigation C12934* report prepared by Messrs Ground Engineering Ltd on behalf of Ballymore Properties. Detailed further investigations have been completed by Ground Engineering Ltd on the site following the demolition of the buildings which previously occupied the site. The results of this site investigation along with the previous site investigation carried out by Ground Engineering Ltd and the Desk Study report prepared by Gifford Consulting Engineers have been used in preparing the Remediation Scheme contained within the Ground Engineering Ltd report.

The following is the Remediation Scheme which will be implemented for the site:

1. All foul and surface water drainage will be replaced with a new foul and surface water drainage network.
2. Standard Health & Safety precautions, as specified, will be observed by ground workers when dealing with soils across the site.

LONDON OFFICE  
40 Bowling Green Lane  
London  
EC1R 0NE  
UK

T | +44 (0) 2074157120  
F | +44 (0) 2074157012  
E | [ocsc@ocsc.co.uk](mailto:ocsc@ocsc.co.uk)  
W | [www.ocsc.co.uk](http://www.ocsc.co.uk)



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3. Where encountered hydrocarbon-impacted made ground will be removed from site. These soils will be stockpiled separately on-site prior to disposal and will be separated from the ground so that the underlying soils are not themselves impacted. This investigation may not have revealed the full extent of contamination on the site and appropriate professional advice will be sought if subsequent site works reveal materials that may appear to be contaminated.
4. For all areas of landscaping or communal gardens as identified by the redevelopment plan, the underlying natural ground will be exposed, and in deeper areas the made ground will be removed to a minimum depth of 0.06m and replaced with an equivalent thickness of clean inert soil.
5. Where allotment gardens are envisaged, an increased depth of removal and thickness of imported subsoil and topsoil of 1.00m will be adopted or a 'no dig' barrier will be used below a 0.60m thick layer of imported subsoil and topsoil. Where the made ground is less than 1.00m thick then the natural ground will be exposed and an imported topsoil/subsoil layer of the same thickness placed.
6. The garden areas will be inspected prior to final capping to ensure that unsuitable materials has not been inadvertently placed in the garden areas during the preceding stages of redevelopment works.
7. Imported 'clean' natural soil/topsoil will be supported by verification certificates and re-tested to provide proof of its suitability. Documentation relating to the source of 'clean' natural soil will be available to the Local Planning Authority for approval prior to infilling.
8. The Local Authority will be informed regarding each stage of the works and photographic evidence together with copied waste transfer receipts for any arisings will be gathered to demonstrate the works.

Further details of the ground investigation and recommendations for the remediation scheme are contained within the *Site Investigation C12934* by Ground Engineering Ltd.

This remediation scheme will be implemented by the Main Contractor who will be responsible for obtaining all regulatory permits and licences for the disposal of any material off site. In conjunction with the Waste Disposal Facility the Main Contractor will determine the Waste Acceptance Criteria for any material removed from site. The Main Contractor will ensure that standard precautions are adopted, including the procedures given by the Health and Safety Executive (The Blue Book) HS(G)66 to reduce the risks to construction works during the ground works phase of construction.

We enclose drawing 8167-202 "General Arrangement Soft Landscaping" prepared by Spacehub Landscape Architects. In the soft landscaping areas a minimum depth of 0.60m of soil will be provided using imported topsoil which will have verification certificates to confirm its suitability for use on site. The area denoted 'Allotments' will have a 1.00m capping layer of imported topsoil/subsoil or a 'no dig' barrier below the 0.6m thick layer of imported topsoil

Validation testing will be carried out as work progresses by suitably qualified and competent persons to ensure that contaminated material encountered on site will be dealt with in accordance with the Remediation Scheme. The final process in

the remediation scheme will be presentation of the validation testing results along with all supporting documentation for disposal of material off site and the source of material to site for signoff by the Local Authority and all other relevant authorities.

We trust the foregoing is satisfactory to close out condition 9 of planning application 2011/6129/P.

Yours sincerely



SIMON DUNNE  
For O'Connor Sutton Cronin

Enc. As noted

cc. Ms Jenna Litherland, London Borough of Camden Senior Planner  
Mr Jon Weston, Ballymore Group  
Mr Kevin Warr, Ballymore Group  
Mr Ian Lawson, WCEC Architects  
Mr Alastair Keith, Acumen Portfolio Solutions  
Mr Martin McGrath, OCSC

