

OS/RB//DP2437

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**FAO: RICHARD MCELLISTRUM
BY EMAIL AND COURIER**



Dear Sir

**MOUNT PLEASANT: REQUEST FOR SCOPING OPINION PURSUANT TO
REGULATION 13 OF TOWN AND COUNTRY PLANNING (ENVIRONMENTAL
IMPACT ASSESSMENT) REGULATIONS 2011**

We write on behalf of our client, Royal Mail Group Limited (the Applicant) and further to our discussions with your officer Richard McEllistrum in relation to the proposed redevelopment of the Royal Mail site at Mount Pleasant.

On behalf of our client, we request that the Council provide a Scoping Opinion as defined within Regulation 13 of the EIA Regulations as set out above.

Please note that as the site is located within two local authorities, an identical request for a Scoping Opinion has also been submitted to LB Islington. The applicant is content for one local authority to take the lead in co-ordinating the scoping process in order to avoid duplication in terms of external consultation etc. and we would welcome the opportunity to discuss this further.

The Site

The site is approximately 4.8Ha in size and straddles two boroughs. The western part of the site is known as the 'Phoenix Place Site' and is located within the London Borough of Camden. The eastern part of the site is known as the 'Calthorpe Street Site' and is located within the London Borough of Islington.

The site currently comprises the Central London Mail Centre, the City Delivery Office and associated operations of the Royal Mail Group ("RMG"). These operations are contained within the main complex on the southern portion of the Islington site with significant servicing and operational parking areas on the northern area. There is also a large staff car parking area located on the Phoenix Place site.



Proposed Development

Please find enclosed four copies of a Scoping Report which has been prepared by Watermans in relation to the proposed development.

As set out within the report, the proposals involve the redevelopment of the site for a predominately residential development, comprising approximately 750 new residential units, 6,100m² GEA of offices, 4,000m² GEA of flexible retail uses and new community facilities. Approximately 420 car parking spaces are proposed, of which approximately 250 spaces would be allocated to Royal Mail staff and the remainder for the residential use. The maximum height of buildings proposed on the site is 15 storeys.

Assessment

As set out within the attached report, the proposals do not fall within Schedule 1 of the EIA Regulations.

In relation to Schedule 2, the need for an EIA is determined on the basis of the description of development defined within that schedule, where;

- (a) any part of that development is to be carried out in a sensitive area; or
- (b) any applicable threshold or criterion in the corresponding part of Column 2 of that table is respectively exceeded or met in relation to that development;

The proposed development is an "urban development project" therefore it does falls into one of the class 10b of Schedule 2, where an EIA is required if the area of the development exceeds 0.5 hectares and the development site would exceed this at approximately 4.8 ha. As a result, the Applicant has decided to submit an ES in support of the planning application, which is in line with the EIA Regulations and relevant guidance.

We therefore hereby request that the Council provides a Scoping Opinion as set out within Regulation 13 of the EIA Regulations.

We trust that the enclosed provides sufficient information for the Council to provide a Scoping Opinion, however should you have any queries, please do contact either Ruth Beard or Oliver Sheppard of this office.

Yours sincerely

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