

DP4099/HBS/TJH

28<sup>th</sup> November 2016

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Dear Sir/Madam,

**LAND TO WEST OF ROYAL MAIL SORTING OFFICE BOUNDED BY PHOENIX PLACE, MOUNT PLEASANT, GOUGH STREET & CALTHORPE ST. CAMDEN WC1**

**SUBMISSION OF DETAILS PURSUANT TO CONDITION 5 (ARCHAEOLOGY) AND CONDITION 6 (PARTS A AND B) (SITE/LAND CONTAMINATION) OF PLANNING PERMISSION 2013/3807/P.**

On behalf of our client, Royal Mail Estates Limited, the enclosed application is being submitted to provide details pursuant to Conditions; 5; and 6 (Parts A and B) of the above planning permission.

The development permitted by planning permission 2013/3807/P is “*comprehensive redevelopment, following the demolition of existing buildings, to construct four new buildings ranging from 5 to 15 storeys (above basement level) in height, to provide 38,724sqm (GIA) of residential floorspace (345 dwellings) (Class C3), 823 sqm (GIA) of flexible retail and community floorspace (Use Classes A1, A2, A3 D1 or D2), with associated energy centre, waste and storage areas, basement level residential car parking (54 spaces), the re-provision of Royal Mail staff car parking (approx. 196 spaces) cycle parking, residential cycle parking (431 residential spaces) hard and soft landscaping to provide public and private areas of open space, alterations to the public highway and all other necessary excavation and enabling works*”.

Condition 5 states:

“No development shall take place until the applicant (or their heirs and successors in title) has:

(A) Secured the implementation of a programme of archaeological investigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the Local Planning Authority in writing.

The archaeological Investigation shall thereafter be carried out in accordance with the approved Written Scheme of Investigation approved under Part (A)

(B) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the approved Written Scheme of Investigation approved under (Part A), and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.”



Condition 6 states:

*“Prior to the commencement of work for each Section of development or such other date, or stage in development as may be agreed in writing by the Local Planning Authority, a scheme including the following components to address the risk associated with site contamination shall be submitted to and approved in writing by the Local Planning Authority:*

- (a) A preliminary risk assessment which has identified all previous uses; potential contaminants associated with those uses (including asbestos, landfill gas, groundwater contamination); a conceptual model of the site indicating sources, pathways and receptors; and potentially unacceptable risks arising from contamination at the site;*
- (b) A site investigation scheme based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site;*
- (c) The results of the site investigation and detailed risk assessment referred to in (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken;*
- (d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (c) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action;*

*Each Section of the development shall be carried out strictly in accordance with the relevant risk assessment, site investigation, options appraisal, remediation strategy and verification plan so approved, and no change therefrom shall take place without the prior written consent of the Local Planning Authority.*

*Any investigation and risk assessment must be undertaken in accordance with the requirements of the Environment Agency’s Model Procedures for the Management of Contamination (CLR11). In the event that additional significant contamination is found at any time when carrying out the approved development it must be reported in writing and immediately to the local planning authority.*

*For the avoidance of doubt, this condition can be discharged on a Section by Section basis”.*

Along with the requisite application form please find enclosed the following information which has been submitted online via the planning portal pursuant to Condition 5 and Condition 6 (Parts A and B):

- Outline Written Scheme of Investigation (September 2016) prepared by Waterman for Condition 5;
- Preliminary Environmental Risk Assessment (September 2016) prepared by Waterman for Condition 6 Part (a); and
- Site Investigation Strategy (September 2016) prepared by Waterman for Condition 6 Part (b).

A payment in £97 in respect of the application fee has been paid online on the planning portal via credit card.

We trust the enclosed information is acceptable to enable the full discharge Condition 5 and the partial discharge of Condition 6 (Parts A and B). If you require further information, please contact Tom Hawley of this office at the above address.



Yours sincerely,

*DP9 Ltd*

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