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**Regeneration and Planning
Development Management**
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

11th September 2017

Our Ref: PT/pt/L17/170025/7.1

Dear Sir/Madam,

Your Ref: 2015/2704/P

**Central Somers Town Covering Land at Polygon Road Open Space
Edith Neville Primary School 174 Ossulston Street and Purchase Street Open Space
London NW1**

Discharge of Conditions 49, 50, 53, 56, 59, 83, 86, 106 and 130

On behalf of our client Neilcott Construction Group, please find enclosed application for discharge of the following conditions attached to planning permission 2015/2704/P:

Condition 49 – Precautionary bat survey – Plots 1 and 2

Condition is worded as follows:

Immediately prior to demolition of Plot 10, an emergence / re-entry bat survey shall be undertaken, by a qualified ecologist, at the southern elevation of the main building, in accordance with recommendations in the daytime bat survey report, which identified features in this location with potential to support bats. Evidence that the survey has been undertaken shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of demolition.

Accordingly, we enclose document entitled 'Ecology Consultancy – CST Plot 10 Community Hub Bat Report' prepared by Verity Heard, Ecologist at The Ecology Consultancy, which concluded that during the single bat emergence survey undertaken on the 29th August 2017, no bats were seen to emerge

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P T A L

from the building on site. Therefore, it is considered that a roost is likely absent and as such, no specific constraints regarding roosting bats would apply to the proposed demolition of the building on site.

Condition 50 – Land contamination – Plot 1 and**Condition 53 – Land contamination – Plot 4**

Conditions are worded similarly as follows:

At least 28 days before the development of Plot 1 (Plot 4) hereby permitted commences a written detailed scheme of assessment consisting of site reconnaissance, conceptual model, risk assessment and proposed schedule of 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).

Accordingly, we enclose document entitled 'Pell Frischmann - Phase 1 Geo-Environmental Desk Study – ENPS and CF', prepared by Pell Frischmann. Due to the size of the document, it has been split into 9 parts.

Condition 56 – Site investigation and submission of a remediation scheme for land contamination – Plot 1 and**Condition 59 – Site investigation and submission of a remediation scheme for land contamination – Plot 4**

Conditions are worded similarly as follows:

Before the development of Plot 1 (Plot 4) 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 this plot 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.

Accordingly, we enclose documents entitled 'ESG – Ground Investigation – Volume 1 – Factual Report' and 'ESG – Ground Investigation – Volume 2 – Interpretative Report', prepared by ESG. Due to the size of the document, Volume 1 has been split into 2 parts. In addition to the above, also enclose document entitled 'WSP- ENPS – Addendum Ground Investigation Report' specifically for Condition 59. Documents entitled 'Murray Rix - Remediation Method Statement for Plot 1 – CF' and

P T A L

'Murray Rix - Remediation Method Statement for Plot 4 – DNPS' are both prepared by Murray Rix Limited to provide a remediation strategy and sequential operations for the redevelopment.

**Condition 83 – CMP – Plot 1 and
Condition 86 – CMP – Plot 4**

Conditions are worded similarly as follows:

Prior to commencement of development, including demolition, a Construction Management Plan (CMP) including an Air Quality Assessment) shall be submitted to and approved by the local planning authority.

The CMP shall set out all measures that the Owner will adopt in undertaking the demolition of the existing buildings and the construction of the Development using good site practices in accordance with the Council's Considerate Contractor Manual.

Such plan shall include measures for ensuring highway safety and managing transport, deliveries and waste (including recycling of materials) throughout the demolition and construction periods and which demonstrates consideration of and liaison with other local concurrent developments. The plan shall also include details of a community working group involving local residents and businesses, a contractor complaints/call-line and measures to be carried out to mitigate the impact of the noise arising from construction and demolition activities on local residents and businesses, a waste management strategy and means of monitoring and reviewing the plan from time to time.

The measures contained in the Construction Management Plan shall at all times remain implemented during all works of construction and demolition. Where separate Construction Management Plans are submitted for the demolition and the construction phases the provisions of this condition will apply to both plans.

Accordingly, we enclose document entitled 'CMP Pro Forma v2.2 Rev3 for CST with Appendices' prepared by Neilcott Construction Group Limited. The document addresses all comments received to date, including the requested scaled drawing for Plot 4 Site Setup and also refers to the need for a further noise report to BS5228:2009 which is being organised and will be made available before commencing on site. Due to the size restriction, the document has been submitted in 5 parts.

An electronic copy of the document has been sent to Maxim Lyne via email by the applicant.

Condition 106 – Public Open Space construction plan

Condition is worded as follows:

A plan detailing the areas of the Public Open Space to be closed during construction works and for how long, shall be submitted to and approved in writing by the Local Planning Authority. Public open space shall only be closed for construction works in accordance with this plan.

P T A L

Accordingly, refer to section 'Appendix A' contained within the enclosed document entitled 'CMP Pro Forma v2.2 Rev3 for CST with Appendices', outlining the phasing and duration of works which would affect the closure of areas of Public Open Space.

Condition 130 – Construction Working Group (CWG)

Condition is worded as follows:

Prior to implementation a CWG involving local residents, businesses and the Francis Crick Institute, a contractor complaints/call-line and measures to be carried out to mitigate the impact of the noise arising from construction and demolition activities on local residents and businesses shall be set up. The CWG shall run for the whole course of construction.

Accordingly, refer to section '14. Construction Working Group' on page 14 to 16 contained within the enclosed document entitled 'CMP Pro Forma v2.2 Rev3 for CST with Appendices', detailing the Construction Working Group proposal for the course of construction.

The following documents have been submitted via Planning Portal:

- Completed application form
- Ecology Consultancy – CST Plot 10 Community Hub Bat Report
- Pell Frischmann - Phase 1 Geo-Environmental Desk Study – ENPS and CF, split into 9 parts.
- ESG – Ground Investigation – Volume 1 – Factual Report, split into 2 parts.
- ESG – Ground Investigation – Volume 2 – Interpretative Report
- WSP - ENPS - Addendum Ground Investigation Report
- Murray Rix - Remediation Method Statement for Plot 1 – CF
- Murray Rix - Remediation Method Statement for Plot 4 – ENPS
- CMP Pro Forma v2.2 Rev3 for CST with Appendices, split into 5 parts.

Planning application fee of £97 will be paid via secure only payment by credit card.

I look forward to receiving confirmation of validation shortly. Please do not hesitate to contact me should you require any further information.

Yours sincerely,



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**Patrick Tay ARB RIBA MRIAI
Design Associate**

For and on behalf of
PETER TAYLOR ASSOCIATES LIMITED