

27st March 2018



Mr Jonathan McClue
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Dear Jonathan,

**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 6 PARTS C AND D (SITE/LAND
CONTAMINATION) OF PLANNING PERMISSION 2013/3807/P.**

On behalf of our client, Taylor Wimpey Central London, the enclosed application is being submitted to provide details pursuant to Condition 6 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 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".

Parts A and B have been discharged by permission ref. 2016/6535/P which approved a Preliminary Environmental Risk Assessment (September 2016), a Site Investigation Strategy (May 2017) and a Written Scheme of Investigation (June 2017) prepared by Waterman.

This submission relates to Parts C and D of the Condition. Along with the requisite application form please find enclosed the following information which has been submitted online via the planning portal:

- Remediation Strategy, prepared by Aecom, and accompanying reports:
 - Ref. 1 RSK (2017) Royal Mail Mount Pleasant Sorting Office – Calthorpe Site – Interpretative Geotechnical Report; February 2017, Report No 28549-01 (00) prepared for Royal Mail Group Limited;
 - Ref. 2 RSK (2017) Royal Mail Mount Pleasant Sorting Office – Phoenix Place Site – Ground Investigation and Interpretative Geotechnical Report; June 2017, Report No 28549-02 (00) prepared for Royal Mail Group Limited;
 - Ref. 3 RSK (2017) Mount Pleasant – Phoenix Place Site – Desk Based Review and Supplementary Investigation; November 2017, Report No 28518-01 (00) prepared for Taylor Wimpey Central London; and
 - Ref. 4 Waterman (2017) Generic Quantitative Risk Assessment – Phoenix Place Site, Mount Pleasant, London; April 2017, Report Ref WIB13235-102-R-7-1-8-BG prepared for Royal Mail Group.

A payment in £116 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 of Condition 6 Parts C and D. If you require further information, please contact Tom Hawkley of this office at the above address.

Yours sincerely,

DP9 Ltd

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