

14 May 2018

Sam Harding
Project Manager

Taylor Wimpey Central London
20 Air Street
London
W1B 5AN

Phoenix Place, Mount Pleasant (Phase 1)

Dear Sam,

With regard to the discharging of Planning Condition 6 (parts C and D) and the associated comments made by the Contaminated Land Officer (CLO); AECOM have carried out a review of the Waterman Preliminary Environmental Risk Assessment (PERA), the RSK Desk Study and Site Investigation Report and the Waterman Generic Quantitative Risk Assessment (GQRA) Report.

The GOAD Fire Insurance plans referred to in the RSK Report and the Waterman PERA identify a number of underground petrol tanks. The locations of the suspected underground petrol tanks are presented in the Envirocheck Report that forms one of the data sources for the PERA. AECOM have cross referenced the locations of the suspected underground tanks with the intrusive investigation locations from the GQRA Site Investigation and can confirm the following:

Three locations were identified where suspected buried petrol tanks were referred to in GOAD Fire Insurance Plans. Following a data review and subsequent geophysical survey, of these three locations, the presence of a buried tank was suspected at two locations. Intrusive works in the vicinity of TP9 identified one of the suspected buried tanks as a three-chamber interceptor which was subsequently removed. Intrusive works in the vicinity of the suspected tank at BH13 could not locate any sub-surface structures. No evidence of contaminative impact associated with buried fuel tanks was identified at either location, or at the location of the third suspected tank originally identified in the GOAD plans.

Based on the investigations undertaken to date and the information we have reviewed, we have no reason to believe that any of the suspected tanks remain present in the locations identified in the historic data (they have either been removed in the case of the interceptor, or were not identified during combined geophysical and intrusive investigations). The analytical results have not identified any petroleum hydrocarbon hotspots in these areas that would typically be associated with buried fuel storage infrastructure. As such, no further remediation proposals are being made, although a watching brief will be maintained during the works as required in the Remediation Strategy. If any tanks are identified this would likely trigger further assessment.

Yours sincerely,



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