

London Borough of Camden
Planning and Environment Department
5 Pancras Square
London
N1C 4AG

FAO Elaine Quigley

21 August 2018

Ref: FW/137

Your Ref:

Dear Sir/Madam

Submission of details to discharge Condition 22 attached to planning permission (2016/2094/P) - 150 Holborn, London, EC1N 2NS

We write on behalf of our client, 150 Holborn Real Estate Limited, to submit details to discharge condition 22 attached to planning permission (Ref: 2016/2094/P).

Condition 22 states:-

“At least 28 days before development commences:

- (a) a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by the local planning authority; and**
- (b) following the approval detailed in paragraph (a), an investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures [if necessary] shall be submitted to and approved by the local planning authority.**

The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority prior to occupation ”

In respect of this condition we enclose a report prepared by RPS which includes a Phase 1 Preliminary Risk Assessment and Phase 2 Environmental and Geotechnical Site Investigation Report

The principal objectives of this assessment were as follows:

- To determine the engineering properties of the underlying soils and to provide geotechnical parameters to assist preliminary foundation, basement and floor slab design, as well as input into a Ground Movement Report, produced by OTB under separate cover;
- To determine details of the existing basement floor slab;
- To determine the contamination status of soil and groundwater beneath the site;
- To assess whether contamination is present within soil and/or groundwater beneath the site at concentrations that could impact future site users/occupiers and the wider environment;

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- To assess the suitability of the site for its proposed use and to support the discharge of the planning conditions pertaining to the investigation of potentially contaminated land; and
- To characterise soil arisings for potential disposal off-site.

The report concludes that

“Based on the available information, the potential risk to human health receptors from concentrations of contaminants of concern detected within soils and groundwater sampled from beneath the site is considered to be **LOW**.”

Given the work that has been undertaken, we believe that Parts A and B of this condition have been complied with through the report submitted.

In addition, as the concentration of contaminants is low, it is not considered that remediation measures are necessary.

We look forward to discussing this with you and receiving confirmation that the package has been received.

Should you require any further details in respect of this submission please contact us on 01295 711 928.

Yours faithfully

Forward Planning and Development

Forward Planning and Development Limited