

**ENVIRONMENTAL HEALTH
SUPPORTING COMMUNITIES**

To:	Rav Curry, David Fowler
From:	Paul Adams (Acting Contaminated Land Officer)
Date:	11.03.22
Address:	The Charlie Ratchford Centre, Belmont St, London NW1 8HF
Proposal:	Details pursuant to Condition 11 (land contamination) for redevelopment of the site with a new ten storey residential building
Reference:	2021.5877.P (original application reference 2020.5063.P)
Key Points:	XXX

ENVIRONMENTAL HEALTH OBERVATIONS

PART 1 - Introduction

A request for comment has been received for the above proposed development.

The applicant submitted the following report:

- Geo-environmental Assessment. Delta Simons. Ref: 21-0166.01 Final, 29th June 2021.

Comments were provided by the Acting Contaminated Land Officer on 16.12.21 requiring further Site Investigation and a Remediation Method Statement.

The applicant provided the following documents via email on 25th February 2022:

- Environmental Addendum Report. Herts & Essex Site Investigations. Ref: CSG/17241, dated 12th February 2022.
- Phase III Remediation Strategy. Herts & Essex Site Investigations. Ref: 17241, dated February 2022.

PART 2 – Comments

Addendum Site Investigation Report

The addendum report describes further Site Investigation works comprising 13 No. hand augered boreholes to a maximum depth of 3m bgl. Three additional standpipes were installed within the footprint of the new, proposed building and two (further) ground gas monitoring rounds were undertaken. Thirteen soil samples were taken and analysed for a suite of determinants including heavy metals, PAHs,

asbestos, phenol, cyanide, TPH, BTEX and a VOC suite. Exceedances were recorded for arsenic (1) and lead (8). The ground gas monitoring identified no groundwater, methane or flow and concentrations of carbon dioxide well below 5%.

The site coverage is much improved and the logs provide confidence that the average thickness of Made Ground across the site is <1.0m and a maximum of 1.2m. The testing and suite of determinants is comprehensive and provides confidence that offsite historical land uses do not appear to have adversely affected the site. We note that the ground gas monitoring rounds were both taken at high pressure conditions and within 4 days of one another. Neither of these are ideal (we would have expected at least one round to have been undertaken at low or falling atmospheric pressure and a couple of weeks apart). However, we now accept that the risk of ground gas at the site is low and the evidence indicates that gas protection measures will not be required.

Remediation Strategy

This document provides a comprehensive summary of the previous works undertaken, the findings and the conclusions. We are in agreement with requirements of the strategy.

Part 3 - Conclusions

In light of the above, we are pleased to be able to recommend discharge of Parts A and B of Condition 11. Part C may only be discharged upon receipt and approval of the remediation verification report.

Sincerely,

Dr Paul Adams (Acting Contaminated Land Officer, LB Camden)