

**ENVIRONMENTAL HEALTH
SUPPORTING COMMUNITIES**

To:	Rav Curry
From:	Melanie Lipsham (Acting Contaminated Land Officer)
Date:	08/04/2022
Address:	Land to the North of the British Library, 96 Euston Road, London, NW1 2DB
Proposal:	Demolition of the British Library Centre for Conservation, alterations of the British Library and erection of a new building of 12 above-ground storeys and one basement level for use as library, galleries, learning, business and events spaces (Class F1) and retail and commercial spaces (Class E); provision of internal and external public spaces, landscaping and a community garden; improvement works adjacent to Dangoor Walk; provision of cycle and car parking and servicing facilities including new crossovers; provision of Crossrail 2 infrastructure; means of access; and associated works.
Reference:	2022/1041/P
Key Points:	Contaminated land condition recommended

ENVIRONMENTAL HEALTH OBERVATIONS

PART 1 - Introduction

A request for comment has been received for the above proposed development. The applicant has submitted the following report which has been reviewed:

- ARUP Geotechnical Desk Study and Contamination Risk Assessment for the British Library Extension, reference BL-ARUP-ZZ-XX-RP-CG-000001, dated January 2022.

PART 2 – Comments

The Phase I report is considered to be acceptable. From a review of the report, the former land uses include residential buildings, a Goods Shed and railway land. These are considered to have potentially led to contamination on this site. In addition, a tank farm is currently present on site and previous investigations have recorded deep made ground. A number of off-site historic potential sources of contamination have also been identified in the vicinity of the site (to include a gas works, print works, garages, coal depot, furniture works and lace works).

Given that areas of soft landscaping and a community garden are proposed, it is recommended that a condition relating to contaminated land be placed on this application.

Part 3 - Conditions

In principle there is no objection to the proposal subject to the condition recommended below:

Land Contamination Risk Assessment

Part A:

No development shall commence until a site investigation is undertaken and the findings are submitted to and approved in writing by the local planning authority.

The site investigation should assess all potential risks identified by the desktop study and should include a generic quantitative risk assessment and a revised conceptual site model. The assessment must encompass an assessment of risks posed by radon and by ground gas. All works must be carried out in compliance with LCRM (2020) and by a competent person.

Part B:

No development shall commence until a remediation method statement (RMS) is submitted to and approved in writing by the local planning authority. This statement shall detail any required remediation works and shall be designed to mitigate any remaining risks identified in the approved quantitative risk assessment. This document should include a strategy for dealing with previously undiscovered contamination. All works must be carried out in compliance with LCRM (2020) and by a competent person.

Part C:

Following the completion of any remediation, a verification report demonstrating that the remediation as outlined in the RMS have been completed should be submitted to, and approved in writing, by the local planning authority. This report shall include (but may not be limited to): details of the remediation works carried out; results of any verification sampling, testing or monitoring including the analysis of any imported soil and waste management documentation. All works must be carried out in compliance with LCRM (2020) and by a competent person.

Reason: To ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

Sincerely,

Melanie Lipsham MESci M.CIWEM (Acting Contaminated Land Officer, LB
Camden)