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jenni.cooper@montagu-evans.co.uk

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FAO: Elaine Quigley
Development Management
Regeneration and Planning
London Borough of Camden
2nd Floor
5 Pancras Square
London
N1C 4AG

Via Planning Portal Ref. PP-11597954

06 October 2022

Dear Jennifer,

**ST PANCRAS HOSPITAL, 4 ST PANCRAS WAY, LONDON NW1 0PE
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
DISCHARGE OF CONDITION 21 PURSUANT TO PLANNING PERMISSION REF: 2020/4825/P**

On behalf of our client, Moorfields Eye Hospital NHS Foundation Trust ('Moorfields'), University College London ('UCL') Institute of Ophthalmology ('IoO') and Moorfields Eye Charity ('MEC') ('the Applicant'), we hereby apply to discharge condition 21 of planning permission 2020/4825/P, dated 5th August 2022. Permission was granted for:

"Partial redevelopment of the site, involving the demolition of seven existing buildings (Ash House, Bloomsbury Day Hospital, the Camley Centre, Jules Thorn Day Hospital, Kitchen and the Post Room & Former Mortuary) and construction of a part seven, part ten storey (plus roof plant) purpose-built eyecare, medical research and educational centre for Moorfields Eye Hospital, the UCL Institute of Ophthalmology and Moorfields Eye Charity.

New building to comprise a mixture of clinical, research and education purposes, including eye care accident and emergency department, outpatients, operating theatres, research areas, education space, cafe and retail areas, admin space and plant space.

Associated site relandscaping works including formation of patient drop off area to St Pancras way, new public realm and routes through the site, cycle parking and servicing ramp and cross over to Granary street."

Condition 21

Condition 21 requires that:

"Prior to first use of the basement areas an appropriate radon gas and vapour investigation (incorporating the results of environmental and historical searches and detailed assessment of the risks to all receptors that may be

affected) is undertaken and a ground gas and vapour assessment report (GVAR) [where necessary incorporating a Remediation Strategy (RS)], is submitted to, and approved in writing by, the local planning authority.

The condition will not be discharged until the approved RS is implemented and a Verification Report (VR) is submitted to, and approved in writing by, the local planning authority. Where remedial measures are implemented to protect endusers of the development they shall be retained in perpetuity.

Reason: To ensure the risks to the future users of the site can be carried out safely without unacceptable risks in accordance with policies G1, D1, A1, CC4 and DM1 of the London Borough of Camden Local Plan 2017."

In accordance with Condition 21, a Ground Gas Assessment (Ref. 13932-CRH-XX-XX-CO-LQ-0004-Ground Gas Assessment, dated September 2022) and Radon Assessment (Ref. 13932-CRH-XX-XX-CO-LQ-0003-Radon Assessment, dated September 2022) has been prepared by Campbell Reith. The Reports conclude that gas and radon protection measures are not considered necessary.

In preparation of this application submission, correspondence has been held with LBC's Contaminated Land Team. A copy of this correspondence is contained within **Appendix 1**. The correspondence confirms that the reports are sufficient to discharge condition 21.

Application Procedure

The application has been submitted via the Planning Portal under reference PP-11597954.

The application fee of £116.00 plus service charge has been calculated in accordance with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (as amended). An electronic payment for this amount has been made at the time of submission, including the £32.20 admin fee.

We would be grateful if Camden Council could confirm that the application is complete and we look forward to receiving confirmation of validation shortly. If you have any outstanding queries on this matter, please contact Jenni Cooper (07385 932 401 / jenni.cooper@montagu-evans.co.uk) or Guy Bransby (07709 331 014 / guy.bransby@montagu-evans.co.uk) in the first instance.

Yours sincerely,



MONTAGU EVANS LLP

Enc.

Appendix 1 – Correspondence with LBC’s Contaminated Land Team

Jenni Cooper

From: contaminatedland <contaminatedland@camden.gov.uk>
Sent: 29 September 2022 14:57
To: Jenni Cooper; SamanthaBroughton@campbellreith.com
Cc: BrandonReilly@campbellreith.com; Tracey Martin
Subject: RE: Oriel Project, St Pancras (ref. 2020/4825/P)

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Jenni,

As the report is not required for discharge of a condition, I am happy for you to send the verification report directly to me as we will want it for our records, and I can review it at that stage.

Kind regards,

Mel

From: Jenni Cooper <jenni.cooper@montagu-evans.co.uk>
Sent: 28 September 2022 10:33
To: SamanthaBroughton@campbellreith.com; contaminatedland <contaminatedland@camden.gov.uk>
Cc: BrandonReilly@campbellreith.com; Tracey Martin <Tracey.Martin@camden.gov.uk>
Subject: RE: Oriel Project, St Pancras (ref. 2020/4825/P)

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Hi Mel,

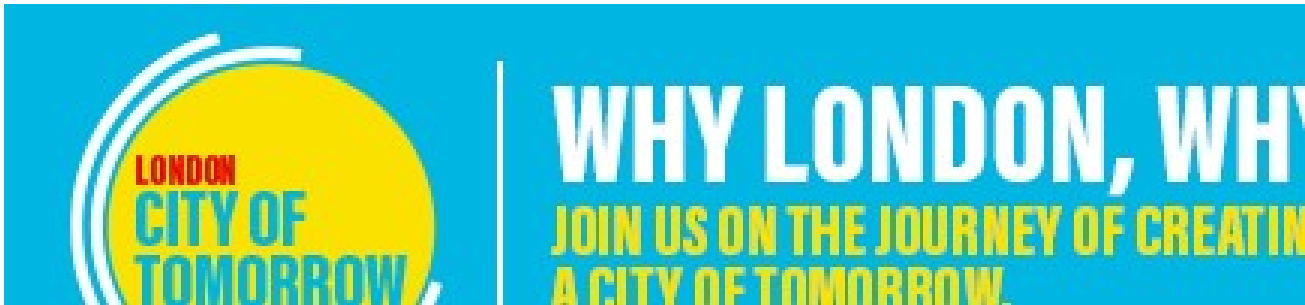
For clarity, please can you confirm how the verification report on completion of the development should be issued to the council? As you state below (see yellow highlight) the condition wording does not expressly require submission of the report. Should the Report be submitted through the formal discharge of condition process or would an email submission to contaminatedland@camden.gov.uk suffice?

Kind regards,

Jenni

JENNI COOPER
ASSOCIATE

Montagu Evans LLP, 70 St Mary Axe, London, EC3A 8BE
m: 07385 932 401 e: jenni.cooper@montagu-evans.co.uk
[Property Week Best Places to Work 2018, 2019 and 2020.](#)



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From: SamanthaBroughton@campbellreith.com <SamanthaBroughton@campbellreith.com>
Sent: 20 September 2022 17:11
To: contaminatedland <contaminatedland@camden.gov.uk>
Cc: BrandonReilly@campbellreith.com; Jenni Cooper <jenni.cooper@montagu-evans.co.uk>; Tracey Martin <Tracey.Martin@camden.gov.uk>
Subject: RE: Oriel Project, St Pancras (ref. 2020/4825/P)

Hi Mel,

Many thanks for letting me know.

We'll confirm to the Client that they'll need to provide a Verification Report upon completion of the development.

Kind regards

Samantha Broughton
Associate

CampbellReith
consulting engineers

15 Bermondsey Square,
London
SE1 3UN

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Mob +44 (0)7825 747 562
www.campbellreith.com

From: "contaminatedland" <contaminatedland@camden.gov.uk>
To: "SamanthaBroughton@campbellreith.com" <SamanthaBroughton@campbellreith.com>
Cc: "Jenni Cooper" <jenni.cooper@montagu-evans.co.uk>, "BrandonReilly@campbellreith.com" <BrandonReilly@campbellreith.com>, "Tracey Martin" <Tracey.Martin@camden.gov.uk>
Date: 15/09/2022 13:26
Subject: RE: Oriel Project, St Pancras (ref. 2020/4825/P)

Hi Samantha,

Thank you for sending across the information below.

For condition 20, I can confirm that submission of the Phase 2 AECOM report and your reports (additional assessment in relation to radon risk to the proposed basement, ground gas risk, and Remediation Specification / Verification Plan) meet the requirements for Condition 20 (subject to approval on receipt of the reports).

I can also confirm your reports detailing no radon or ground gas risk to the proposed basement (and therefore no remediation requirements for gas/radon) would be sufficient to discharge condition 21 (again, subject to approval). A remediation strategy and verification report would only be required if a radon/gas risk was identified.

Please do send over a verification report on completion of the development, confirming measures outlined in your remediation specification/verification plan (submitted under condition 20) have been implemented on site. This is usually a requirement as part of the contaminated land condition, I am not sure why it was not included within Condition 20 in this case.

Kind regards,

Mel

From: SamanthaBroughton@campbellreith.com <SamanthaBroughton@campbellreith.com>
Sent: 08 September 2022 11:35
To: contaminatedland <contaminatedland@camden.gov.uk>
Cc: Jenni Cooper <jenni.cooper@montagu-evans.co.uk>; BrandonReilly@campbellreith.com
Subject: Oriel Project, St Pancras (ref. 2020/4825/P)

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Good morning,

By way of introduction we are currently providing some advice on contaminated land matters to the preferred contractor on the Oriel Project at the St Pancras Hospital site.

We have been asked to advise on, and provide some of the reports required to discharge contaminated land conditions 20 and 21 of planning application 2020/4825/P.

We have some queries with regards to condition 21 for which we need some clarification. This is the wording for both conditions:

20	Prior to the commencement of the works other than site preparation and investigation, 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. The results of the site investigations and, based on these, if remediation measures are identified necessary, a remediation strategy giving full details of the remediation measures required and how they are to be undertaken; b. A verification plan providing details of the data that will be collected in order to demonstrate that the work set out in the remediation strategy are complete and identifying any requirements for the longer monitoring of pollution linkages, maintenance and arrangements for contingency action. Any investigation must be undertaken in accordance with the requirements of the Environment Agency's
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	Model Procedures for the Management of Contamination (CLR11 / now LCRM). If additional significant contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the LPA. For the avoidance of doubt, this condition can be discharged on a section by section basis.
21	<p>Prior to first use of the basement areas an appropriate radon gas and vapour investigation (incorporating the results of environmental and historical searches and detailed assessment of the risks to all receptors that may be affected) is undertaken and a ground gas and vapour assessment report (GVAR) [where necessary incorporating a Remediation Strategy (RS)], is submitted to, and approved in writing by, the local planning authority.</p> <p>The condition will not be discharged until the approved RS is implemented and a Verification Report (VR) is submitted to, and approved in writing by, the local planning authority. Where remedial measures are implemented to protect end-users of the development they shall be retained in perpetuity.</p>

Additional assessment in relation to radon risk to the proposed basement, ground gas risk, and have also compiled a Remediation Specification / Verification Plan. I understand that the Phase 2 AECOM report and our reports and specification are to be issued to planning imminently for discharge of condition 20.

Our additional reporting has indicated that radon and ground gas will not present a significant risk to the site and have concluded that protection measures will not be required as part of the proposed development. Subject to your approval, we would therefore assume that no further information is required for discharge of condition 21, as there is no need for a remedial strategy or verification report for radon / gas protection measures. Is this correct?

Also, whilst not specifically noted, would you require a Verification Report to cover other general contaminated land matters (e.g. watching brief, waste)?

I hope I have interpreted these conditions correctly but please do let me know if I have misunderstood anything.

Many thanks for your help.

Kind regards

Samantha Broughton
Associate

15 Bermondsey Square,
London
SE1 3UN

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Mob +44 (0)7825 747 562
www.campbellreith.com

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