

Our Ref: CP-0024

16 February 2024

Royal Borough of Greenwich  
Woolwich Centre,  
5th Floor  
35 Wellington Street  
Woolwich  
SE18 6HQ

Dear Sir / Madam,

**81-88 Beresford Street, Woolwich, London SE18 6BG**

**Approval of details application for Condition 29 (Parts 2-4) of planning permission 21/4216/F**

**Planning Portal Ref: PP-12812107**

Please find enclosed on behalf of the applicant, B Woolwich Limited, an application for the full discharge of Condition 29 (Parts 2-4) - as they relate to the demolition stage only - of planning permission 21/4216/FUL. This application has been submitted online via Planning Portal. The appropriate fee of £145 has been paid to the Council.

The application is accompanied by the following documentation:

- Geo-Environmental and Geo-Technical Assessment prepared by IDOM dated February 2024 (submitted in two parts)

### **Planning Background**

Planning permission was granted on 04 August 2022 (ref: 21/4216/F) for the following development:

*"Demolition and redevelopment of the former Woolwich Catholic Club site for a new building comprising purpose built student accommodation and associated amenity space (Sui Generis) and flexible community use (Use Class F1/F2) at part ground floor level, together with ancillary plant and servicing; and associated enabling Works. The development may impact on the setting of the nearby Grade I, Grade II\* and Grade II listed buildings. In addition, the development may also impact on the setting of the nearby Royal Arsenal Conservation Area and Woolwich Conservation Area."*



Condition 29 (Land Contamination) of said planning permission requires the following:

*"Prior to the commencement of development approved by this planning permission, the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:*

*1. A preliminary risk assessment which has identified:*

- all previous uses;*
- potential contaminants associated with those uses;*
- a conceptual model of the site indicating sources, pathways and receptors;*
- potentially unacceptable risks arising from contamination at the site.*

*Should the preliminary risk assessment identify the need for further investigation:*

*2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.*

*3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.*

*4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express written consent of the Local Planning Authority. The scheme shall be implemented as approved."*

Part 1 of the above condition was fully discharged by RB Greenwich under application ref: 23/2883/SD on 09 January 2024, with Parts 2-4 being partially discharged for the demolition stage only. This further application now seeks to provide the additional information required to fully discharge Parts 2-4 of the above condition in advance of commencement of construction works.

## **Assessment**

Following the discharge of application ref: 23/2883/SD referenced above, a second phase of ground investigation was undertaken in January 2024 to complete the Phase 2 Exploratory Investigation. The results of this investigation are included in the enclosed updated Geo-Environmental and Geo-Technical Assessment dated February 2023 to satisfy Part 2 of Condition 29.

As the investigations do not identify any contaminant that requires removal or treatment to mitigate an identified risk, no options appraisal or remediation strategy is applicable or required beyond operating good safety precautions to prevent any harmful exposure



associated with the development. This is therefore considered to satisfy the requirement of Part 3 of Condition 29.

As no prestart remedial action beyond operating good safety precautions is proposed, a verification plan is not required to be submitted under Part 4 of Condition 29. In the unlikely event that any significant contaminants are identified during construction works, then appropriate remediation will be undertaken. Evidence that any remediation works have been carried out effectively, and the environmental and health risks have been satisfactorily managed, can then be submitted to discharge condition 30 of the planning permission. Condition 30 (Verification Report) only requires discharge prior to occupation of the development in the event that remediation is deemed necessary.

We trust that the enclosed information is sufficient for the Council to now fully discharge Part 2-4 of Condition 29 and we look forward to a swift and positive outcome. However, should you have any queries or wish to discuss the matter further, please do not hesitate to contact me on 0203 893 2111.

Yours sincerely,

Philip Dunphy  
On behalf of Causeway Planning