

Lasma Putrina
London Borough of Southwark
Development Control
PO Box 64529
LONDON
SE1P 5LX

Our ref: SL/2019/119258/01-L01
Your ref: 19/AP/1203
Date: 31 May 2019

Dear Lasma Putrina,

Pre-commencement conditions for site found on: SL/2017/117253
Demolition of some of the existing buildings together with retention and restoration of the former workshop (the eastern most building) to be converted into commercial space. Construction of four part two, part three storey 3-bedroom family homes, and a four storey building to provide six new flats (2 x 1-bedroom, 3 x 2-bedroom and 1x 3-bedroom units). Construction of a part one, part two storey commercial building, to provide an overall total of 349 sqm of flexible A1, A2, B1, D1 and D2 floor space together with associated landscaping, refuse stores and cycle parking.

39B Consort Road, Peckham, London, SE15 2PR.

Thank you for consulting the Environment Agency on the above planning application. We have reviewed the submitted information and respond as follows:

Environment Agency position

We **can recommend the discharge** of Condition 4 parts (a), (b) and (c). However, we **cannot recommend the discharge** of condition 4d at present.

Reason

We have reviewed the document 'Geoenvironmental & Geotechnical Assessment Report' by Jomas (reference P9899J1053 v1.0 dated May 2017). Some elevated concentrations of lead and PAHs were identified in the made ground but we do not consider these to represent a significant risk to Controlled Waters. We do not consider that remedial measures are required, other than appropriate removal of the above ground diesel tank. Consequently, we recommend that parts (a) to (c) of Condition 4 may be discharged. Part (d) of Condition 4 should remain undischarged until redevelopment groundworks have been completed and confirmation has been received that no previously unidentified ground contamination has been

encountered.

Decision notice request

The Environment Agency requires decision notice details for this planning application in order to report on our effectiveness in influencing the planning process. Please email kslplanning@environment-agency.gov.uk with any decision notice details.

We hope you find our response helpful. Please contact us if you have any questions.

Yours sincerely,

Mr Morgan Haringman
Planning Advisor

Direct e-mail: morgan.haringman@environment-agency.gov.uk