

2006/5526/P

MBP Michael Barclay Partnership

3330 MB  
24.11.06

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ENV 4T POST ROOM  
30 NOV 2006

NE Submission of details pursuant  
to condition 2 (site investigation)  
of approved scheme 2005/3740/P  
dated 8/11/05.

Dear Victoria

**IMPERIAL WORKS PERREN STREET NW5 3ED – APPLICATION 2005/3740/P**

Your letter of planning approval dated November 5<sup>th</sup> 2005 carried a number of conditions which the consent was subject to. Condition 2 called for a detailed site investigation covering the full extent of the site to determine the extent of ground contamination.

A site investigation was completed in June 2005 which involved several trial pits around the perimeter of the building and soil sampling for contamination testing. These tests established that the near-surface soil was contaminated, most highly with lead, slightly with speciated PAHs and 1,2-dichloroethene and very slightly with trichloroethylene. The levels of these contaminants were compared with DEFRA Soil Guidance Values and Dutch Target Values. Samples from a trapped pocket of ground water was also tested and found to contain concentrations of lead and speciated PAHs higher than recommended.

The Site Investigation Report did not recommend the contaminated soil be removed on the basis that in the final works it would be trapped between the concrete ground slab and the underlying clay, which has a very low permeability, but did recommend the trapped water was to be removed.

The new construction specified for this building includes a concrete ground slab cast over insulation and an impervious membrane which will prevent contaminants escaping in to the occupied areas. With this construction and because there is no watercourse beneath the site any contaminated soil trapped beneath it will not pose a risk to nearby environment.

Moreover the construction designed and specified does not involve large excavations. The new ground slab bears on the same formation as the existing ground slab. The new superstructure is supported off piled foundations which produce very little arisings in their installation.

Operative on the site use full PPE in the execution of the works and arisings are disposed of at licensed tips.

**PARTNERS**

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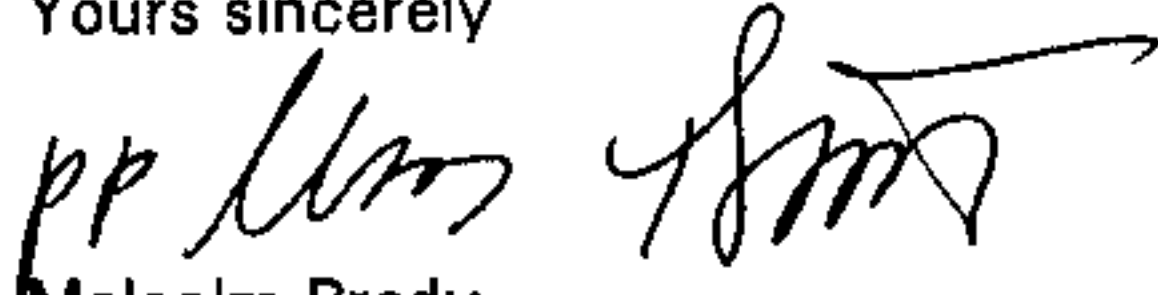
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MBP

I believe the site investigation already completed and the construction specified discharges Condition 2 of the planning consent dated November 5<sup>th</sup> 2005 but we of course require your agreement. Will you respond directly to Nigel Burgess with this.

Yours sincerely

A handwritten signature in black ink, appearing to read 'pp Um 4m', written over the typed name 'Malcolm Brady'.

Malcolm Brady

For Michael Barclay Partnership

encl. Site Investigation Report