

**Project address:**

Tybalds Estate  
New North Street  
London  
WC1N

**Application Ref: 2013/1014/P**

**SUBMISSION OF DETAILS**

Condition 29 (ground investigation and remediation)

22<sup>nd</sup> October 2015

Dear Mr Thuaire

**Introduction**

The planning application for the Tybalds Estate received planning consent in May 2013. The project is now in detailed design stage, and ground investigation works and proposals for remediation have been prepared with the aim of **partially discharging Condition 29** – wording as follows:

“At least 28 days before development commences:

- (a) a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by the local planning authority; and
- (b) following the approval detailed in paragraph (a), an investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures [if necessary] shall be submitted to and approved by the local planning authority.

The remediation measures shall be implemented strictly in accordance with the approved scheme and a written verification report detailing the remediation shall be submitted to and approved by the local planning authority prior to occupation.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.”

**Material submitted**

It should be noted that a ground investigation was submitted with the original application which recommended further survey work. This is included with the new report and remediation plan

- Original application report - Appendices parts 1 & 2 (SD9 Tybalds Estate Appendix C LQS GL16481 Final Report Part 1 copy & SD9 Tybalds Estate Appendix C LQS GL16481 Final Report Part 2 copy)
- Ground investigation report- May 2015 (Tybalds Close ground investigation report May 15)

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**Offices in London and Cork**

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- Contamination Remediation Plan (215014\_SK\_003)

I hope that this information meets your requirements. If you have any queries or require further information do not hesitate to contact me.

Yours sincerely

Adrian Miles

Avanti Architects

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