Environmental Services and Community Safety
Tracie Evans – Chief Operating Officer

Haringey LONDON

Robbie McNaugher
Planning

Date: 29th January 2016
Your ref:
Our ref:

Dear Robbie

Re: Land at Hale Wharf, Ferry Lane, London, N17 9NF
Planning application: - HGY/2016/0096

With reference to above request for a Scoping Opinion under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011.

The EIA scoping opinion will consider Air Quality and Contaminated Land. The following additional information has been omitted from and should be included in the EIA assessment:

Air Quality:

Whilst an air quality assessment is included, air quality neutral is not. The London Plan, Policy 7.14 requires developers to design schemes that are at least 'Air Quality Neutral'. The SPG 'Sustainable Design and Construction' (April 2014) provides guidance on air quality neutral and developments.

In addition, consideration must be given to the energy source, combustion plant and emissions.

Details of the chimney heights, diameters and locations will be required to be included in the EIA and considered at the design stage.

Control of Demolition and Construction Dust:

The GLA SPG 'Control of Dust and Emissions From Construction and Demolition' and requirements within this document must be considered within the EIA.

An asbestos survey of existing buildings prior to demolition should be carried out to identify the location and type of asbestos containing materials.

The contaminated land section is satisfactory; although I recommend ground gas monitoring is undertaken at both the development site and the adjacent site; known as The Paddock.

Yours sincerely

Alison Bell.
Lead Officer - Pollution.

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