

James Argles

From: Planning Support
Subject: FW: Re: Discharge of Condition on Planning Application HGY/2022/4287 at St John's Church and Hall, Acacia Avenue, London, N17 8LR, London

Sent: 21 December 2022 11:24

Subject: Re: Discharge of Condition on Planning Application HGY/2022/4287 at St John's Church and Hall, Acacia Avenue, London, N17 8LR, London

Dear Kwaku

Re: Discharge of Condition on Planning Application HGY/2022/4287 at St John's Church and Hall, Acacia Avenue, London, N17 8LR, London.

Thanks for re-contacting the Carbon Management Team (Pollution) regarding the discharge of condition 7c (Remedial Method Statement) and 8 (Remediation and Verification of Land Contamination) attached to planning application HGY/2016/4095 and I will like to comment as follows.

Having considered the applicant submitted Remediation Validation Report with reference P17 – 005 L01 prepared by Paddock Geo Engineering Ltd dated 29th November 2022, **we are not satisfied with the discharge of the attached condition 7c (Remedial Method Statement) and 8 (Remediation and Verification of Land Contamination) of the approved planning permission HGY/2016/4095 due to lack of adequate supportive information.**

For the condition to be discharged, applicant will need to provide the remaining relevant outstanding information as it relates to the approved Ground Investigation Report with reference P17 – 005qi prepared by Messrs. PGE Ltd dated March 2017 and other issues identified in the submitted Remediation Validation Report.

- ✓ We need to see evidence of the site layout shown the full areas impacted with contamination in relation to (TP1, TP3 and TP5) and that of the completed building layout shown areas occupied by the building and soft/hard landscaping.
- ✓ Evidence that the boiler house has been tested for potential hydrocarbon contamination and where this has not been done provide us with evidence that, this area has been remediated and validated as advised in the ground investigation report for discharging condition 7a and b.
- ✓ Photographic evidence of contaminated soil removed by up to 750 – 1500mm from the site with waste transfer note. Where this is not available as claimed in the report;
- ✓ We need to see sampling locations map for the hand excavated trial pits VP1, VP2, VP3 and VP4 with;
- ✓ Sampling depth of a minimum 600mm as we are not satisfied with the depth of sampling for VP2 and VP3.
- ✓ The results of the analysis of the samples recovered from the trial pits will also need to be compared with the S4UIs – for Human Health Risk Assessment (2015) or DEFRA SP1010: Development of Category 4 Screening Level (C4SLs) for Assessment of Land Affected by Contamination or other published guidelines for residential with plant uptake land use rather than been compared individually with the PGE In-House GACs as submitted in the report.
- ✓ Finally, clean covered system for any of the soft landscaping area must not be less than 600mm.

I hope the above clarify our position on the submitted application? Otherwise, feel free to contact us should you have any further query in respect of the application quoting M3 reference number WK/554472.

Yours sincerely

Kenny Abere
Lead Officer (Pollution)
Carbon Management

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