

Kwaku Bossman-Gyamera

From: Kenny Abere
Sent: 26 January 2023 11:35
To: 'rm@molyarch.co.uk'; Kwaku Bossman-Gyamera
Cc: Pollution; Planning Support; Robbie McNaugher; John McRory
Subject: RE: 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 previously submitted Remediation Validation Report with reference P17 – 005 L01 prepared by Paddock Geo Engineering Ltd dated 29th November 2022 and the applicant response to our last comment dated Wed 21/12/2022 11:24 in the email below dated 23 December 2022 10:13, **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 for the following reasons though 4 of the previous reasons for refusal have now been addressed.**

Therefore, 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.

1. Photographic evidence of contaminated soil removed by up to 750 – 1500mm from the site with waste transfer note considering it was alluded in Page 2 of the Remediation Validation Report that, no lines of evidence for this were available for validation purposes;
2. Sampling depth of a minimum 600mm as we are not satisfied with the depth of sampling for VP2 and VP3 as the applicant response contradict the report submission in Page 2 of the Remediation Validation Report ;
3. Finally, clean covered system for any of the soft landscaping area must not be less than 600mm. The applicant response below in the email contradict Page 9 and 10 of the Remediation Validation Report with reference P17 – 005 L01 prepared by Paddock Geo Engineering Ltd dated 29th November 2022 as regards the extent of the soft landscaping needing remedial measures.

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
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From: rm@molyarch.co.uk <rm@molyarch.co.uk>

Sent: 23 December 2022 10:13

To: 'Kwaku Bossman-Gyamera' <Kwaku.Bossman-Gyamera@haringey.gov.uk>

Cc: 'Matt Paddock' <matt@paddockgeoengineering.co.uk>; 'Mark Glock' <Mark.Glock@jerramfalkus.co.uk>; '372 St Johns & St James' <372StJohns-StJames@jerramfalkus.co.uk>; 'Robbie McNaugher' <Robbie.McNaugher@haringey.gov.uk>

Subject: RE: 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;

I have reviewed the comments with both the main contractor, Jerram Falkus, as well as Paddock Geo Engineering Ltd, the company who we commissioned to undertake both the original soil report as well as the recently submitted one under your ref: HGY/2022/4287.

Would it be possible for us to have a meeting, at the earliest opportunity in the new year, either virtually, at your offices, or on site with both yourself and the Council's Pollution Officer to discuss this matter further?

Our initial responses to the seven points are as below which, I trust, will conclude that a brief discussion and, I trust, a conclusion, would be beneficial.

1. **HPO:** 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.

Response: I attach a simple marked up copy of our drawing no: 289/00/W/06F which indicates the location of the original TP1, TP2 and TP5, all of whose positions are either now under hard paving or under the new extensions. The drawing also indicates areas where both private gardens, as well as public which are simply grassed for easy maintenance areas, are now. A drawing of a similar nature was contained within Paddock Geo-Engineering Report under ref: P17-005 LO1 dated 29th November 2022 on page 16.

2. **HPO:** 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.

RM: Paddock Geo-Engineering have confirmed that sampling was carried out in TP2 and TP7 as well as BH4 by the now demolished old boiler house and that hydrocarbons were not found in tested samples in tested samples. This is also the area where the crane was located for the development thus foundations were created in support. This area is now a hard paved recreation area.

3. **HPO:** 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;

RM: We may be able to obtain photographic evidence of work at that stage of the construction, but the subcontractor has, I believe, gone into receivership therefore no waste transfer notes are available. I attach an extract from the main contractor's Progress Report of June 2020 which illustrates the extent of reduced level digging that was taking place around the church at that time.

4. **HPO:** We need to see sampling locations map for the hand excavated trial pits VP1, VP2, VP3 and VP4 with; These are on the plan in the report.

RM: The sample locations are contained within Paddock Geo-Engineering Report under ref: P17-005 LO1 dated 29th November 2022 on page 16.

I have extracted the relevant sheet from the report as attached – VP Locations Nov '22.

5. **HPO:** Sampling depth of a minimum 600mm as we are not satisfied with the depth of sampling for VP2 and VP3..

RM: Paddock Geo-Engineering have confirmed that the sampling pits went down to 0.50m-0.60m well into sub-soil. May we discuss please.

6. **HPO:** 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.

RM: Paddock Geo-Engineering have confirmed that in house GACs are the S4UL values and that there is a section about their derivation within within their report under ref: P17-005 LO1 dated 29th November 2022.

7. **HPO:** Finally, clean covered system for any of the soft landscaping area must not be less than 600mm.

RM: Please refer to our simple marked up copy of our drawing no: 289/00/W/06F as attached. Is the purpose of the stated 600mm related to the growing of food? If that is the case, you will see from our drawing that only particular areas are private gardens. The remainder of soft landscaped and publicly accessible areas are simply grassed for easy maintenance. The subsoil we know to be clean and there a sufficient depth of topsoil for planting. Areas. May we discuss please.

As I requested at the beginning of this communication, would it be possible for us to have a meeting, at the earliest opportunity in the new year, either virtually, at your offices, or on site with both yourself and the Council's Pollution Officer to discuss this matter further?

Happy Christmas.

I look forward to our next communication.

With best wishes;

Roger M

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