

Clarendon Gas Works, Wood Green

Briefing Note – Phase 3 Condition 32

Date: 12th January 2022

Client Name: St William

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This document has been prepared and checked in accordance with Waterman Group's IMS (BS EN ISO 9001: 2015, BS EN ISO 14001: 2015 and BS EN ISO 45001:2018)

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1. Introduction

1.1. An Air Quality Assessment was submitted as part of the 2017 Environment Statement, for a residential-led hybrid scheme at the Clarendon Gas Works site, Wood Green. Hereafter, this is referred to as the 2017 Environmental Statement. The Applicant secured planning consent in April 2018 (Reference HGY/2017/3117), subject to planning conditions being met. Planning Condition 32 of HGY/2017/3117 pursuant to air quality comprised of:

"Part A - Prior to the submission of any reserved matters, an updated air quality assessment shall be submitted and approved by the Council in line with best practice guidance and other guidance provided by the Council. The air quality assessment will:

- Identify how the building works and related activities and the future operation and use of the development site may impact upon local air quality.*
- Model the impact of the development on local air quality using ADMS Urban, agreed traffic data, include surrounding developments, all site-wide emission sources (CHP, gas boilers, energy centres) and include scenarios of pre-agreed years and worst case,*
- Identify mitigation measures that are already part of any planned development and should any risk of exposure to poor air quality be determined, mitigation measures shall be included, where applicable, in the buildings design*
- Identify possible additional mitigation measures that may be implemented to maintain and where possible improve air quality in the vicinity of the development.*
- Provide full details of measures that will be implemented to maintain and where possible improve air quality in the vicinity of the development.*

- Provide full details of measures that will be implemented to protect the internal air quality of buildings; and
- Identify measures that will be implemented or continue to be implemented after the completion of the development with clear timescales of when information will be provided.

Part B: All measures identified within the approved air quality assessment that are to be installed during the course of the development will be fully implemented. No occupation will take place until a report demonstrating that each measure is fully implemented has been provided to the satisfaction of and approved in writing by the Planning Authority.

Part C: All measures identified within the approved air quality assessment that will be implemented or continue to be implemented after the completion of the development will be completed within agreed timescales. A report demonstrating that all such measures set out within the approved air quality assessment have been installed will be provided to the satisfaction of and approved in writing by the Planning Authority.

Part D: No development works will take place for the outline element, until a detailed site –wide Air Quality Assessment in line with guidance from the GLA has been submitted and approved in writing by the Local Planning Authority.

Reason: To protect air quality and people's health by ensuring that the production of air pollutants, such as nitrogen dioxide and particulate matter, are kept to a minimum during the course of building works and during the lifetime of the development. To contribute towards the maintenance or to prevent further exceedances of National Air Quality Objectives.'

- 1.2. An air quality assessment was submitted in January 2019 to satisfy Part A and Part D of Planning Condition 32 of Permission HGY/2017/3117 and to assess the detailed elements now available of the previous outline application. Hereafter, this is referred to as the January 2019 Air Quality Assessment.
- 1.3. The air quality assessment submitted in January 2019, had the following measures for the entire Development:

Inherent – Measures included in the design of the Development

- All residential units would be located away from road traffic sources
- Limited number of car parking spaces provided – only 425 parking spaces
- Provision of 2,783 cycle parking spaces (1.65 spaces per unit)
- Provision of trees and plants – all of which are native species. Where possible species would be selected that are known to benefit air quality.

Operational Development

- Provision and monitoring of Travel Plan and Delivery and Servicing Plan
- Provision of 85 electric charging points as per the London Plan (20% of spaces)
- Implementation of cycle route/ pedestrian routes/ bus serves/ car clubs
 - a minimum of three car club spaces
 - future proofing Mary Neuner Road design to accommodate bus stops
 - pedestrian and cycle routes through the Eastern and Northern Quarter

- 1.4. With regard to Part B of Planning Condition 32 of Permission HGY/2017/3117, there are no specific measures for Phase 3. As such, it is considered that Part B of Condition 32 is not applicable to Phase 3A/B and measures are not required for Phase 3 prior to occupation.