

Kwaku Bossman-Gyamera

From: Edward Ritchie
Sent: 16 February 2023 09:17
To: Kwaku Bossman-Gyamera
Cc: Joe Baker
Subject: FW: Condition on Planning Application HGY/2022/4287 at St John's Church and Hall, Acacia Avenue, London, N17 8LR, London
Attachments: HGY_2022_4287 Ground Remediation Record.pdf

Dear Kwaku,

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

Good Morning.

I have reviewed the applicant's submitted external works key plan and we are satisfied with the proposal.

As discussed before, the applicant will still need to undertake in-situ soil sampling once the new soil is placed at a rate of one sample per private garden.

We also ask that details of the geo-textile membrane along with photographic evidence showing its installation are provided in the final Verification Report.

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.

Kind Regards,

Edward Ritchie
Pollution Officer

Haringey Council
Carbon Management
5th Floor, Alexandria House
Station Road
Wood Green
N22 7TY
T: 020 8489 4612
E: Edward.Ritchie@haringey.gov.uk

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From: Joe Baker <Joe.Baker@haringey.gov.uk>
Sent: 15 February 2023 17:10
To: Edward Ritchie <Edward.Ritchie@haringey.gov.uk>
Cc: Kwaku Bossman-Gyamera <Kwaku.Bossman-Gyamera@haringey.gov.uk>
Subject: FW: FW: Condition on Planning Application HGY/2022/4287 at St John's Church and Hall, Acacia Avenue, London, N17 8LR, London

Edward

Following on from previous discussions. Can you please review and let Kwaku know your recommendation?

From my view it all looks acceptable.

Regards,

Joe Baker - Head of Carbon Management

T: 020 8489 3976

E: joe.baker@haringey.gov.uk

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

Sent: 15 February 2023 16:50

To: Joe Baker <Joe.Baker@haringey.gov.uk>; Kenny Abere <Kenny.Abere@haringey.gov.uk>

Cc: Robbie McNaugher <Robbie.McNaugher@haringey.gov.uk>

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

Dear, Joe

Following my email, an addition information has been provided. Please review attached document and provide comments. Copy has been uploaded onto Arcus.

Regards

Kwaku Bossman-Gyamera

Principal Planning Officer - Development Management

Haringey Council

River Park House, 255 High Road, Wood Green, London N22 8HQ

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M.07989134742

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Please note the above opinion represents informal officer observation only, offered without prejudice to all future formal Council decisions and accompanying procedures

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

Sent: 15 February 2023 16:31

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

Cc: 'Mark Glock' <Mark.Glock@jerramfalkus.co.uk>; 'Matt Paddock' <matt@paddockgeoengineering.co.uk>;

'Stephen Reynolds' <Stephen.Reynolds@jerramfalkus.co.uk>; 'David Mayell' <DavidMayell@christianaction.org.uk>

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

Dear Kwaku;

Following my email to you yesterday as below,

I have marked up our external works key plan as a record of what we will be undertaking.

Please see attached.

The areas in green are those which will have replacement soil to the required depth.

The areas in pink are those where nothing grows therefore, we propose to lay a hard surface on geo-textile membrane.

The areas in blue are Communal areas which will remain as already completed.

Could you please confirm by return that this will satisfy your requirements so that the works can commence asap.

I look forward to our next communication.

With best wishes;

Roger M

+ **MOLYNEUX** ARCHITECTS

181 Union Street, London , SE1 0LN

Tel. (44) 020 7021 0411

www.molyarch.co.uk

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

Sent: 14 February 2023 11:03

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

Cc: Mark Glock <Mark.Glock@jerramfalkus.co.uk>; Matt Paddock <matt@paddockgeoengineering.co.uk>; Stephen Reynolds <Stephen.Reynolds@jerramfalkus.co.uk>; David Mayell <DavidMayell@christianaction.org.uk>

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

Dear Kwaku;

Thank you for your email of yesterday. Obviously it is not the decision that we wanted but we will progress as required.

Taking each of the points in turn.

1. Requirement: Dig down to 600mm across the private garden areas. Remove all soil. Picture / reference depth and evidence of this depth has been achieved.

Response: The picture/reference depth record will be achieved by using a horizontal string at hard paving level and a series of photographs taken and recorded on a plan.

2. Requirement: Refill with clean soil – need for evidence that it is clean when brought to site.

Response: Attached is the chemical makeup of the top soil and subsoil that we proposes to use. Matt Paddock of Geo-Engineering has confirmed that it meets your requirements.

3. Requirement: Sample of the new soil in situ (at depth of 400mm / 500m), one sample per garden, to ensure it has not been

contaminated during transport / installation. Need a verification table showing depth etc. Photos required of the verification pits.

Response: Because of our need to complete before the end of the month, you will have to trust us as soil testing will take at least 3-4 days to implement. As with item 1 above, picture/reference depth record will be achieved by using a horizontal string at hard paving level and a series of photographs taken and recorded on a plan.

4. Requirement: The communal areas are okay to remain.

Response: Thank you. We have two very small private outdoor areas at the rear of two of the houses. They receive no sunlight.

We propose to hard pave these areas on sand and geotextile membrane. Can you please confirm by return that this is acceptable.

With best wishes;

Roger M

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Tel. (44) 020 7021 0411

On Mon, 13 Feb 2023 at 12:35, Kwaku Bossman-Gyamera <Kwaku.Bossman-Gyamera@haringey.gov.uk> wrote:

Dear, Roger

Having discussed the options we feel the only way forward to ensure residents are not put at risk and satisfy colleagues is to-

1. Dig down to 600mm across the private garden areas. Remove all soil. Picture / reference depth and evidence of this depth has been achieved.
2. Refill with clean soil – need for evidence that it is clean when brought to site.
3. Sample of the new soil in situ (at depth of 400mm / 500m), one sample per garden, to ensure it has not been contaminated during transport / installation. Need a verification table showing depth etc. Photos required of the verification pits.
4. The communal areas are okay to remain.

Regards

Kwaku Bossman-Gyamera

Principal Planning Officer - Development Management

Haringey Council

River Park House, 255 High Road, Wood Green, London N22 8HQ

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

Sent: 13 February 2023 12:11

To: Robbie McNaugher <Robbie.McNaugher@haringey.gov.uk>

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

Good morning Robbie

Following Joes comments below. Should forward the comments to the agent? Or wait for us to discuss first.

Please advise – Thanks

Regards

Kwaku Bossman-Gyamera

From: Joe Baker <Joe.Baker@haringey.gov.uk>

Sent: 10 February 2023 12:07

To: Robbie McNaugher <Robbie.McNaugher@haringey.gov.uk>; Kwaku Bossman-Gyamera <Kwaku.Bossman-Gyamera@haringey.gov.uk>

Cc: Edward Ritchie <Edward.Ritchie@haringey.gov.uk>

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

Robbie / Kwaku

This is a dog's dinner!

This is what they need to do.

1. Dig down to 600mm across the private garden areas. Remove all soil. Picture / reference depth and evidence of this depth has been achieved.
2. Refill with clean soil – need for evidence that it is clean when brought to site.
3. Sample of the new soil in situ (at depth of 400mm / 500m), one sample per garden, to ensure it has not been contaminated during transport / installation. Need a verification table showing depth etc. Photos required of the verification pits.
4. The communal areas are okay to remain.

If you are happy with this, I am happy for you to forward this on to them.

Regards,

Joe Baker - Head of Carbon Management

T: 020 8489 3976

E: joe.baker@haringey.gov.uk



You can visit our [Going Green pages](#) to read Haringey's Climate Change Action Plan to get to a Net Zero Carbon Borough by 2041

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With best wishes;

Roger M

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