

James Argles

From: Planning Support
Subject: FW: Re: Discharge of Condition on Planning Application HGY/2022/2615 on Land off Brook Road and, Mayes Road, London, N22

Sent: 20 February 2023 18:05

Subject: Re: Discharge of Condition on Planning Application HGY/2022/2615 on Land off Brook Road and, Mayes Road, London, N22

Dear Samuel

Re: Discharge of Condition on Planning Application HGY/2022/2615 on Land off Brook Road and, Mayes Road, London, N22

Thanks for re-contacting the Carbon Management Team (Pollution) regarding the partial discharge of condition 15 (Contamination) and 42 (Additional Contamination) of planning application HGY/2017/2886 and I will like to comment as follows.

Having previously considered the applicant submitted Site Investigation & Contamination Assessment Report with reference BEK-22083-1 prepared by bEk Enviro Ltd dated July, 2022 taken note of Figure 1 in section 1.1.3 (Aerial Image for the Site (full site boundary in red) for Phase 1 only of the development, sections 2 (Background Information), 3 (Site Investigation), 4 (Quantitative Risk Assessment) and 5 (Recommendations), Borehole Details with reference BEK/220610/22083 prepared by bEk Enviro Ltd dated June 2022 taken note of the Figure 1 and 2 which shows the extent of the Phase 1 site boundary and monitoring locations respectively, the Ground Gas Risk Assessment Report with reference BEK – 22083 – 220922 prepared by bEk Enviro Ltd dated 22nd September 2022 taken note of the report submission on gas monitoring, gas risk assessment and conclusions as well as the latest submitted Remediation Method Statement with reference BEK – 22083 – 2 also prepared by bEk Enviro Ltd dated January 2023 taken note of sections 3 (Remediation Strategy), 4 (Supervision & Validation) and 5 (Reporting), **we are satisfied with the further discharge of condition 15B (Remediation Method Statement) and 42 (3) (Remediation strategy giving full details of the remediation measures) for ONLY the Phase 1 of the approved planning permission HGY/2017/2886.**

The applicant will need to provide us a verification report as it relates to condition 42 (4) before we can recommend the discharge of the remaining outstanding condition whilst, we look forward to receiving the site layout as part of the verification report to be sure there will be no soft landscape area for this part of the development and that the location of the existing asbestos if it is not going to be removed will falls within the footprint of the proposed new build as submitted by the applicant.

Finally, we strongly advise the applicant that, no work must be carried out on any part of the remaining phases of the site until the necessary risk assessment, site investigation, remediation and verification has been conducted.

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/555021.

Yours sincerely

Kenny Abere
Lead Officer (Pollution)
Carbon Management
6th Floor North
River Park House
225 High Road
Wood Green

N22 8HQ