

Kwaku Bossman-Gyamera

From: Edward Ritchie
Sent: 28 February 2023 10:40
To: Kwaku Bossman-Gyamera
Cc: Pollution; Planning Support
Subject: Approval of details pursuant to HGY/2023/0174 condition 9 (c), (d), (e) -Land Contamination attached to planning permission ref: HGY/2022/0238

Dear Kwaku,

Re: Approval of details pursuant to HGY/2023/0174 condition 9 (c), (d), (e) -Land Contamination attached to planning permission ref: HGY/2022/0238 at Land to the Rear of 163-173 The Roundway, London, N17 7HE.

Thank you for Carbon Management Team (Pollution) regarding the above planning application for Approval of details pursuant to HGY/2023/0174 condition 9 (c), (d), (e) - Land Contamination attached to planning permission ref: HGY/2022/0238 at Land to the Rear of 163-173 The Roundway, London, N17 7HE and I would like to comment as follows.

Having considered the application submitted Remedial Strategy with reference 21.08.016c prepared by LISTERS Geotechnical Consultants Ltd. Dated 9th January 2023 and taken note of Sections 2 (Proposed Remedial Measures), 3 (Discovery Strategy), 4 (Gas Protection), 5 (Groundwater & The Environment), 6 (Post Remediation Verification) and 7 (Water Supply Pipes) along with Supplementary Ground Gas Flux Monitoring with reference 21.08.016a prepared by LISTERS Geotechnical Consultants Ltd. dated 12th December 2022 which concludes that the ground gas classification (NHBC Amber 1 / CS2) outlined in the applicant's previously submitted Ground Investigation Report with reference number 21.08.016 prepared by Listers Geotechnical Consultants Limited dated 21st March 2022 is sufficient and that a higher level of gas protection is not required. **On this occasion we are not satisfied with the discharge of attached condition 9 c, d, e (Land Contamination) of the approved planning application HGY/2022/0238 for the following reasons:**

- a) Page 1 of the Remedial Strategy states that *"As the development does not cover the whole site, it is considered that the existing soft landscaping will remain surrounding the development. A proposed site layout plan is provided in Appendix A."* The existing surrounding landscaping in question has been identified to have exceedences of Dibenzo(a,h)anthracene at sample locations HA01 and CT03. If these soils remain on the site the source-pathway-receptor linkage will not be broken and therefore the soils have the potential to cause significant harm to the future end users. **Clarification is therefore required regarding the extent of the remedial measures.**
- b) Page 4 of the Remedial Strategy states "The need for gas protection measures will be summarised in our report reference 21.08.016a". While the report in question does confirm that protection measures to NHBC Amber 1 / CS2 will be adopted. **The report does not give details of the specific protection measures to be used - i.e. the specifications of gas resistant membranes.**

The applicant will need to provide us with an updated Remedial Strategy covering the issues above before we can recommend the discharge of the above condition.

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/561284

Kind Regards,

Edward Ritchie
Pollution Officer

Haringey Council

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