

James Argles

From: Planning Support
Subject: FW: Tottenham Hale Centre Development - HGY/2022/3492

Sent: Thursday, March 2, 2023 1:35 PM

Subject: RE: Tottenham Hale Centre Development - HGY/2022/3492

Hi Martin,

See updated link below:

<https://we.tl/t-RRab1IPJ3d>

Regards,

Matt



Matt Eyre
Associate
07809 212 164
www.quod.com

From: Martin Cowie

Sent: Friday, December 16, 2022 2:48 PM

Subject: RE: Tottenham Hale Centre Development

Thank you, Lauren (and Simon), for resolving this, it is appreciated.

Yes, we can accept this as a formal response, and I will discharge the condition if that's ok.

Kindest regards

Martin

Sent: 16 December 2022 14:30

To: Martin Cowie <Martin.Cowie@haringey.gov.uk>

Subject: RE: Tottenham Hale Centre Development

Good Afternoon Martin,

Should we take this as an official consultation for the discharge of this condition and send our formal response or will you send a formal consultation with an application number for a response in due course?

Lauren Underwood

Developer Services – Development Planner

Maple Lodge STW, Denham Way, Rickmansworth, WD3 9SQ

Find us online at developers.thameswater.co.uk



New site? Need network capacity information?
Developers can make a pre-planning enquiry at
thameswater.co.uk/preplanning

Sent: 16 December 2022 12:06

Subject: RE: Tottenham Hale Centre Development

Hi Matt,

On the basis of the confirmation that piles will not penetrate into the Basal Sands/Chalk aquifer and that boreholes will be decommissioned according to the CGL Borehole decommissioning statement, I am satisfied that the source protection condition can be approved for discharge. This comment only relates to the groundwater resources concerns linked to condition B32 (SOURCE PROTECTION STRATEGY) OF PLANNING PERMISSION HGY/2018/2223 PLOT B (FERRY ISLAND).

Ideally the documents would be added to the planning authority pages so a formal response can be submitted.

Thanks
Simon

Simon Starling

Groundwater Resources Specialist

Clearwater Court, Vastern Road, Reading, RG1 8DB



Do you visit Thames Water Groundwater sites? You can use Thames Water's [Boreholes App](#) to submit information relevant to the boreholes to improve our understanding.

Sent: 14 December 2022 17:44

Subject: RE: Tottenham Hale Centre Development

Hi Simon,

Further to the drainage strategy below, also please find the following in this link:

<https://we.tl/t-6ysyNaDMCm>

- 1) Emergency Preparedness Plan (EPP) emailed to Michaela Chan at Thames Water;
- 2) The Method Statement/Specification for Decommissioning the Boreholes.

The enclosed provide the details of the borehole decommissioning requested on 18th November.

Kind regards,

Matt



Matt Eyre
Associate
Matt.Eyre@quod.com

www.quod.com

21 Soho Square
London
W1D 3QP

We are excited to let you know we have moved our London offices,
for more information please [click here](#).

Sent: 09 December 2022 17:29

Subject: RE: Tottenham Hale Centre Development

Hi Simon,

Please also find the associated drainage strategy in the link below:

<https://we.tl/t-R7EnRZKvpj>

Regards,

Matt

Sent: 05 December 2022 09:14

Subject: RE: Tottenham Hale Centre Development

Importance: High

Hi Matt,

I've been advised that we are due to respond to the local authority on this application today. Are you able to provide information on the borehole decommissioning ASAP?

Thanks
Simon

Simon Starling

Groundwater Resources Specialist
Clearwater Court, Vastern Road, Reading, RG1 8DB



Sent: 22 November 2022 13:33

Subject: RE: Tottenham Hale Centre Development

Hi Simon,

Please find the latest site investigation report in the link below, including borehole logs and information on water levels.

<https://we.tl/t-8kb8YYfEwd>

We are working with the technical consultants to collate information on the borehole decommissioning and will follow-up shortly with this information.

Kind Regards,

Matt



Matt Eyre
Associate
www.quod.com

Sent: 18 November 2022 09:34

Subject: RE: Tottenham Hale Centre Development

Hi Matt,

Slightly more thinking required, but hopefully sounding promising.

Our local borehole information indicates that the Thanet Sand formation is variable, but expected at between 24 and 34m below ground level (mbgl).

It's not entirely clear from your diagram whether your deep boreholes have encountered the Thanet Sands but the "HEAD OF LAMBETH INTERBEDDED MATERIAL" shown on the diagram is hopefully not this unit! This label is shown at -18mOD with a ground level of ~7mAOD, so suggest a depth of 25m.

The base of the indicative pile is around 32 mbgl. Please can you provide some drillers logs for the deep boreholes drilled on your site? I would hope these would be able to confirm the different geological formations drilled into/through.

I would also like to know whether the deep borehole encountered water at depth or were dry? Is there any water level information from these boreholes? Chalk water levels have recently been ~21mbgl so water level information gathered from site would be useful to understand whether you have seen any interaction from chalk groundwater in your boreholes.

Please can you also advise of the decommissioning procedure for deep boreholes drilled on your site? In order to minimise potential for contaminant migration, all investigation boreholes should be appropriately decommissioned. Let me know if you need any further information.

Thanks

Simon

Simon Starling

Groundwater Resources Specialist

Clearwater Court, Vastern Road, Reading, RG1 8DB



Sent: 10 November 2022 11:34

Subject: RE: Tottenham Hale Centre Development

Hi Simon,

As requested, please find the attached providing details of the proposed pile depths alongside the geological information.

If you have any further queries please do not hesitate to contact us.

Regards,

Matt



Matt Eyre
Associate
Matt.Eyre@quod.com

8-14 Meard Street
London
W1F 0EQ

www.quod.com

Sent: 09 November 2022 10:03

Subject: RE: Tottenham Hale Centre Development

Hi Simon,

Thank you for getting back to me.

I will liaise with the contractor and consultants and get back to you with the requested details as soon as possible.

Regards,

Matt

Sent: 09 November 2022 10:01

Subject: RE: Tottenham Hale Centre Development

Matt,

I'm currently reviewing the APPLICATION FOR THE APPROVAL OF DETAILS PURSUANT TO CONDITION B32 (SOURCE PROTECTION STRATEGY) OF PLANNING PERMISSION HGY/2018/2223 PLOT B (FERRY ISLAND), TOTTENHAM HALE CENTRE, N17.

As discussed below, I can't see any specific details on piling depth or founding geology for these piles within the submission (although the remainder of the remediation statement and the piling risk assessment look reasonable). If you are unable to provide the pile depth and geological information, I will not be able to assess the risk to groundwater abstraction locally and will therefore not be able to discharge the condition.

Thanks

Simon

Simon Starling

Groundwater Resources Specialist
Clearwater Court, Vastern Road, Reading, RG1 8DB



Sent: 22 August 2018 16:33

Subject: RE: Tottenham Hale Centre Development

Hi Simon,

Our engineers have looked into your comments below and can confirm the following.

For the Ashley Road East, Ashley Road West, Welbourne and North Island plots we are able to confirm that the proposed piles will not exceed 30m below existing ground level based on the geotechnical information available to us at this time. This should confirm that a low risk will be posed to the local groundwater resources.

For Ferry Island the combination of the building height and the requirement for a shared basement means that the proposed piles will exceed 30m below existing ground level based on the geotechnical information available to us at this time. We will be able to develop a Source Protection Piling Strategy in conjunction with a competent contractor during the technical design stage of the project.

As a result, if the condition is required, it would only be relevant to the Ferry Island plot and should be worded accordingly.

Please contact me if you have any queries with the above.

Regards,

Matt

From: Simon Starling

Sent: 17 August 2018 15:26

To: 'Matthew Sherwood'

Cc: Alexandra Duda

Subject: RE: Tottenham Hale Centre Development

Hi Matt,

Please can you copy my colleague Alex in on your engineers response?

I'm hoping you will be able to respond about the pile length early next week but if not, we will respond with the condition discussed below.

Many thanks

Simon

Sent: 10 August 2018 10:30

To: Simon Starling

Subject: RE: Tottenham Hale Centre Development

Simon

Thank you for your email. Just checking your query with the engineers and will revert.

Regards

Matt

Sent: 06 August 2018 14:37

Subject: Tottenham Hale Centre Development

Good Afternoon,

I work within Thames Water to protect groundwater abstractions from the impact of development. I have been asked to look at the details submitted to Haringey regarding the Tottenham Hale development ref: HGY/2018/2223.

As this development is close to our North London Artificial Recharge Scheme boreholes, I would like to confirm whether the design would require piling depths greater than 30m bgl?

From the Geo-Environmental Site Assessment Report by Langan, dated 26 July 2018, Tables 9-11 indicates that 20m would be at the base of the London Clay or within the Lambeth Group Formation.

The Langan report also states (in Section 6.2):

Due to the height of proposed buildings, the buildings are likely to be supported on piled foundations and bearing within the London Clay or Lambeth Group deposits. Regardless of the type of piling solution adopted the installation methodology adopted will ensure that the risk of pollution to the deeper aquifer are negligible and will take account of published guidance including the National Groundwater & Contaminated Land centre report NC/99/73 Piling and Penetrative Ground Improvement Methods on Land affected by Contamination: Guidance on Pollution Prevention. Further consideration of piling has not been undertaken within this Quantitative Risk Assessment at this stage.

If you could confirm that piling would not extend below 30m, then I will be confident that a low risk will be posed to the local groundwater resources within the Upnor Formation, Thanet Sands and Chalk.

If it is not possible to confirm piling depth at present, I would appreciate having the opportunity to assess the design at a later stage and would request that the following response is sent to the local planning authority:

Following initial investigations Thames Water has identified that, the proposed development is located within Source Protection Zone of a groundwater abstraction source. These zones are used for potable water sources for public water supply for which Thames Water has a statutory duty to protect. Thames Water have contacted the developer in an attempt to agree a Source Protection Strategy but have been unable to do so in the time available and as such Thames Water request that the following conditions be added to any planning permission:

Development hereby approved shall not be constructed until a Source Protection Piling Strategy detailing, how the developer intends to ensure the water abstraction source is not detrimentally affected by the proposed development both during and after its construction, has been approved by the local planning authority in consultation with the water undertaker. The development shall be constructed in line with the recommendations of the strategy.

Reason - To ensure that the water resource is not detrimentally affected by the development."

If this sounds reasonable, please do let me know. If you have any questions related to this, please feel free to email me.

Many thanks in advance

Simon Starling

Groundwater Resources Analyst
Clearwater Court, Vastern Road, Reading, RG1 8DB