

From: Planning Support
Subject: FW: Discharge of Condition on Planning Application HGY/2023/0517 at Clarendon Gas Works, Olympia Trading Estate, and 57-89 Western Road, London, N8.

Sent: 20 March 2023 14:19

Subject: Discharge of Condition on Planning Application HGY/2023/0517 at Clarendon Gas Works, Olympia Trading Estate, and 57-89 Western Road, London, N8.

Dear Valerie,

Re: Discharge of Condition on Planning Application HGY/2023/0517 at Clarendon Gas Works, Olympia Trading Estate, and 57-89 Western Road, London, N8.

Thanks for contacting the Carbon Management Team (Pollution) regarding the Approval of details pursuant to HGY/2023/0517- partial discharge of (CON2 - completion of remediation) of planning permission HGY/2017/3117 in relation to Block D1-D4 at Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Coburg Road, Western Road and the Kings Cross / East Coast Mainline, Clarendon Gas Works, Olympia Trading Estate, and 57-89 Western Road, London, N8 and I will like to comment as follows:

Having considered the applicant submitted Drainage Report prepared by Ground Construction Ltd, dated 21st May 2021, Drainage Check Sheets 1-60, Ground Gas Membrane Pre-Verification Report Prepared by GeoShield Limited, dated 10th November 2020 and the following Ground Gas Membrane Verification Reports Prepared by GeoShield Limited:

- Ground Gas Membrane Verification Report, reference 001, dated 12th November 2022 – Block D1 Core: Lower, Middle, Upper and Pump Chamber Base
- Ground Gas Membrane Verification Report, reference 002, dated 12th November 2022 – Block D1 Core: Lower, Middle, Upper and Pump Chamber Base
- Ground Gas Membrane Verification Report, reference 003, dated 1st December 2020 – Block D2 Core
- Ground Gas Membrane Verification Report, reference 004, dated 10th December 2020 – Block D1 Slab: Pour 1 (50%)
- Ground Gas Membrane Verification Report, reference 005, dated 18th December 2020 – Pumping Station
- Ground Gas Membrane Verification Report, reference 006, dated 12th January 2021 – Block D1 Slab: Pour 1 (Base Only)
- Ground Gas Membrane Verification Report, reference 007, dated 15th January 2021 – Block D1 Slab: Pour 1 (100%) & D1 Substation
- Ground Gas Membrane Verification Report, reference 008, dated 22nd January 2021 – Block D1 Pour 2 and 3
- Ground Gas Membrane Verification Report, reference 009, dated 29th January 2021 – Block D1 Pour 4, Pour 5, Substation & Block D2 (I-L/7-12)
- Ground Gas Membrane Verification Report, reference 010, dated 15th February 2021 – Block D1 Pour 2 and 5 & Block D2 Slab

We are satisfied with the partial discharge of condition 31 (CON 2 - completion of remediation) of planning permission HGY/2017/3117 in relation to Block D1-D4 SUBJECT the applicant addressing the following point(s) as well as the outstanding issues identified in our previous comments dated 15th March 2023 @ 16:29 on Planning application HGY/2023/0158 (see below).

- a) Page 24 of Ground Gas Membrane Report, reference 010 states that the verification for “Block D1 + D2 are now complete, only the termination detail remains to be verified. Verified in accordance

with CIRIA 735. Installed in accordance with BS 8485:2019.” Therefore, a report detailing the outstanding verification will need to be submitted to the council for review.

Whilst we can confirm the above studies provide verification on the installation of vapour barriers and gas resistant membranes relating to blocks D1 and D2 as well as drainage, further verification is still required regarding the topsoil cover system placement and the remediation of the extended welfare area in the north west corner of the site (which the applicant has advised will now form part of the Phase 5 remediation area associated with block F). Therefore, we seek this further information from the applicant.

Albeit, we are satisfied with the partial discharge the condition for Blocks D1-D4 as stated above, as long as the Council receives the following information from the developer:

1. As stated in our previous comments on planning application HGY/2023/0158, the applicant's Verification Report makes reference to drawing CR3B-KRE-X-0001-GG-JH-2022, however this drawing has not been submitted for review. **Therefore, can this please be submitted for review.**
2. It is noted that the applicant submitted gas verification reports only covers Blocks D1-D2. **Therefore, the relevant gas verification reports for Blocks D3-D4 will need to be submitted and formally reviewed.** It is noted that in the applicant's previously submitted Remediation Strategy that for Blocks E1-E3 it states, *“no additional gas protection measures are required as the underground basement is assumed to be vented in addition to the gas resistance provided by the basement floor and wall construction itself.”*
3. As stated in our previous comments on planning application HGY/2023/0158, **comprehensive verification report(s) relating to the soft landscaping cover systems are required.** It is noted in the applicant's response that they intend to issue verification reports for 1-2 blocks at a time as per Phase 2.

I hope the above clarifies 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/561961.

Kind Regards,

Edward Ritchie
Pollution Officer

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