

Kwaku Bossman-Gyamera

From: Edward Ritchie
Sent: 23 March 2023 15:36
To: Kwaku Bossman-Gyamera
Cc: Pollution; Planning Support
Subject: Discharge of condition on Planning Application HGY/2023/0174 at Land to the Rear of, 163-173, The Roundway, London, N17 7HE

Dear Kwaku,

Re: Discharge of condition on Planning Application HGY/2023/0174 at Land to the Rear of, 163-173, The Roundway, London, N17 7HE

Thank you for re-contacting Carbon Management Team (Pollution) regarding the above planning application for the approval of details pursuant to 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 applicant's additional supporting information including Geo-environmental Assessment with reference GEA-21914M-22-463 prepared by IDOM Merebrook Ltd, dated 5th December 2022 along with an accompanying letter with reference L-21914m-2.4.2-23-251-RJG Prepared by IDOM Merebrook Ltd, dated 8th March 2023 which confirms mitigation measures in the form of clean soils in areas of soft landscaping with 300 mm of clean validated soil, to incorporate a minimum of 150 mm validated topsoil in communal landscaped areas. The letter also confirms that a greater thickness, 600 mm of clean soil, will be required for any private gardens.

The proposed ground gas protection measures are also clarified in the Geo-environmental Assessment with reference GEA-21914M-22-463 prepared by IDOM Merebrook Ltd, dated 5th December 2022, which states that *"CIRIA 665 / BS8485(2015+A1:2019) / NHBC guidance has been followed to assess the recorded soil gas and flow conditions. It should be noted that the previous investigation conducted by Listers Geo, detected levels of carbon dioxide at 8.1 % v/v and a positive flow rate up to 3.3 (l/h) which would class the site as requiring CS2 or NHBC Amber 1 Gas protection measures. However, the boreholes were noted to be flooded at the time of the Listers monitoring. As a result, the data is not considered reliable and has been discounted. Based upon the more recent monitoring data, the site would conform to CIRIA Characteristic situation 1, where-by gas protection measures are not required."*

The above letter confirms that *"Despite no hazardous ground gas concentrations being recorded to date, the developer proposes to install a 'cross venting system'. This system involves the installation of a 150 mm subfloor void containing a 110 mm ventilation pipe which leads to a ventilation cowl. Should any ground gas be present, this will provide a suitable migration pathway for the ground gas to escape to the atmosphere"*.

Therefore, based on the additional supporting information we would be happy to recommend the partial discharge of the attached condition 9 (c) and 9 (d) ONLY of the approved planning application HGY/2022/0238.

Once the remedial works have been carried out, evidence of the completed works will need to be submitted in the verification report for us to consider the discharge of the remaining condition 9 (e) of the approved planning application where such a report is satisfactory.

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/561284

Kind Regards,

Edward Ritchie

Pollution Officer

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Carbon Management
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From: Kwaku Bossman-Gyamera <Kwaku.Bossman-Gyamera@haringey.gov.uk>
Sent: Tuesday, March 21, 2023 10:57 AM
To: Edward Ritchie <Edward.Ritchie@haringey.gov.uk>
Subject: FW: Approval of details pursuant to HGY/2023/0174 condition 9 (c), (d), (e) -Land Contamination attached to planning permission ref: HGY/2022/0238

Dear, Edward

Following on from your previous comments. The agent has provided the attached documents in response to your comments. The attached reports have been uploaded on the website. Could you please review and provide me with some feedback.

Regards

Kwaku Bossman-Gyamera

Principal Planning Officer - Development Management
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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: Nicol Perryman <nicol.perryman@ingletonwood.co.uk>
Sent: 17 March 2023 11:05
To: Kwaku Bossman-Gyamera <Kwaku.Bossman-Gyamera@haringey.gov.uk>
Cc: 'Lewis Crowe' <LewisCrowe@hill.co.uk>; Edward Ritchie <Edward.Ritchie@haringey.gov.uk>
Subject: RE: Approval of details pursuant to HGY/2023/0174 condition 9 (c), (d), (e) -Land Contamination attached to planning permission ref: HGY/2022/0238

Good morning Kwaku,

Thank you for providing the comments below from your Pollution Officer, who I have copied into this email for completeness.

We have reviewed with the contractor and wish to respond as follows:

1. Extent of remedial measures: The submitted report noted that remedial measures are required in areas of soft landscaping that will be accessible to future residents. The below remediation strategy was followed as per the contractor's site investigation which included 300mm clean cover as the site is classed as communal gardens (confirmed with Building Control). The contractor's full site investigation report has been attached to the email for reference along with a confirmation letter from their consultant.
2. Gas protection measures: Please also see attached the confirmation letter from the contractor's consultant and their full site investigation for clarification on this point.

I hope the attached documents provide the clarification required. Should you have any further queries, please don't hesitate to get in touch. We would welcome consideration of these details at your earliest convenience.

Kind regards,

Nicol

Nicol Perryman | MMath (Hons) MRTPI
Associate | Planner
M: 07808 318382 | Norwich office

Ingleton Wood LLP
www.ingletonwood.co.uk

From: Kwaku Bossman-Gyamera <Kwaku.Bossman-Gyamera@haringey.gov.uk>
Sent: 28 February 2023 13:30
To: Nicol Perryman <nicol.perryman@ingletonwood.co.uk>
Cc: 'Lewis Crowe' <LewisCrowe@hill.co.uk>
Subject: FW: Approval of details pursuant to HGY/2023/0174 condition 9 (c), (d), (e) -Land Contamination attached to planning permission ref: HGY/2022/0238

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Dear, Nicol

The Council's pollution/Carbon Management officer has provided his comment in relation to the above condition. I am afraid, the LBA is unable to discharge the above condition at its stands and as such I will ask you to review the comments below and provide us with the additional information sought in order to satisfy the condition.

Kwaku Bossman-Gyamera

Principal Planning Officer - Development Management
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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: Edward Ritchie <Edward.Ritchie@haringey.gov.uk>

Sent: 28 February 2023 10:40

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

Cc: Pollution <Pollution@haringey.gov.uk>; Planning Support <PlanningSupport@haringey.gov.uk>

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

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