

Kwaku Bossman-Gyamera

From: Edward Ritchie
Sent: 21 April 2023 10:44
To: Kwaku Bossman-Gyamera
Cc: Planning Support; Pollution
Subject: FW: RE: Approval of details pursuant to HGY/2023/0174 condition 9 (c), (d), (e) -Land Contamination attached to planning permission ref: HGY/2022/0238
Attachments: Discharge of condition on Planning Application HGY/2023/0174 at Land to the Rear of, 163-173, The Roundway, London, N17 7HE

Dear Kwaku,

Good Morning. I trust you are keeping well.

I have looked into the below and my comments were provided on the 23rd March – attached for reference.

To summarise, 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 this clarifies the below?

Kind Regards,

Edward Ritchie
Pollution Officer

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Carbon Management
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From: Nicol Perryman <nicol.perryman@ingletonwood.co.uk>
Sent: Wednesday, April 19, 2023 4:29 PM
To: Kwaku Bossman-Gyamera <Kwaku.Bossman-Gyamera@haringey.gov.uk>; Edward Ritchie <Edward.Ritchie@haringey.gov.uk>
Subject: RE: 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 afternoon Kwaku, Edward,

I wondered if you are able to provide me with any update on the below please? There is a significant urgency in getting this resolved so I would be extremely grateful for your comments on the information we submitted last month.

Kind regards,

Nicol

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

Ingleton Wood LLP
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From: Nicol Perryman
Sent: Friday, March 17, 2023 11:05 AM
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 [Filed 17 Mar 2023 11:05]

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

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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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