

James Argles

From: Planning Support
Subject: FW: Re: Discharge of Condition on Planning Application HGY/2022/2615 on Land off Brook Road and, Mayes Road, London, N22

Sent: 11 January 2023 17:10

Subject: Re: Discharge of Condition on Planning Application HGY/2022/2615 on Land off Brook Road and, Mayes Road, London, N22

Dear Samuel

Re: Discharge of Condition on Planning Application HGY/2022/2615 on Land off Brook Road and, Mayes Road, London, N22

Thanks for contacting the Carbon Management Team (Pollution) regarding the partial discharge of condition 15 (Contamination) and 42 (Additional Contamination) of planning application HGY/2017/2886 and I will like to comment as follows.

Having considered the applicant submitted Site Investigation & Contamination Assessment Report with reference BEK-22083-1 prepared by bEk Enviro Ltd dated July, 2022 taken note of Figure 1 in section 1.1.3 (Aerial Image for the Site (full site boundary in red) for Phase 1 only of the development, sections 2 (Background Information), 3 (Site Investigation), 4 (Quantitative Risk Assessment) and 5 (Recommendations), Borehole Details with reference BEK/220610/22083 prepared by bEk Enviro Ltd dated June 2022 taken note of the Figure 1 and 2 which shows the extent of the Phase 1 site boundary and monitoring locations respectively as well as the Ground Gas Risk Assessment Report with reference BEK – 22083 – 220922 also prepared by bEk Enviro Ltd dated 22nd September 2022 taken note of the report submission on gas monitoring, gas risk assessment and conclusions, **we are satisfied with the partial discharge of ONLY condition 15 (A) on the (site contamination risk assessment and investigation) and 42 (1) and (2) (Additional Contamination - risk assessment and investigation) for the Phase 1 of the approved planning permission HGY/2017/2886.**

The applicant will need to provide us a remediation strategy and verification plan as it relates to both conditions before we can recommend the discharge of the remaining outstanding condition as it relates ONLY to phase 1 of the proposed development.

We strongly advise the applicant that, no work must be carried out on any part of the remaining phases of the site until the necessary risk assessment, site investigation, remediation and verification has been conducted.

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/555021.

Yours sincerely

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