

James Argles

From: Planning Support
Subject: FW: RE RE-Re: Discharge of Condition on Planning Application HGY/2023/1326 on Land at Watts Close N15 5DW.

Sent: 12 July 2023 14:32

Subject: RE RE-Re: Discharge of Condition on Planning Application HGY/2023/1326 on Land at Watts Close N15 5DW.

Dear Tania

RE RE-Re: Discharge of Condition on Planning Application HGY/2023/1326 on Land at Watts Close N15 5DW.

Thanks for re-contacting the Carbon Management Team (Pollution) regarding the discharge of Condition 8 (a and b) (Land Contamination) attached to planning permission HGY/2022/0035 dated 9/6/2022 and I will like to comment as follows.

Having considered the applicant previously submitted Phase I Land Contamination Assessment with reference EES 21. 080.1 prepared by Ecological Environmental Solutions Ltd dated 26th November 2021 taken note of sections 4 (Historical and Industrial Site Setting), 5 (Outline Conceptual Site Model) and 6 (Conclusions & Recommendations), Phase 2 Geo – Environmental Assessment with reference EES 21.080.2 also prepared by Ecologia Environmental Solutions Ltd dated 26th November 2021 taken note of Table 6.2 (Updated Conceptual Site Model & Risk Assessment), sections 4 (Site Investigation Works), 5 (Generic Quantitative Risk Assessment (GQRA), 6 (Conceptual Site Model), 7 (Preliminary Geotechnical Works) and 8 (Conclusions and Recommendations), Remediation Strategy with reference EES 21.080.3 prepared by Ecologia Environmental Solutions Ltd dated 11th March 2022 taken note of sections 4 (Conceptual Site Model & Quantitative Risk Assessment), 5 (Remediation Strategy), 6 (Verification Plan & Reporting) and 7 (Implementation), Supplementary Soil Contamination and Ground Gas Assessment with reference BC643 L01/JT prepared by The Brownfield Consultancy Ltd dated 12th January 2023 taken note of sections 3 (Fieldwork), 4 (Laboratory Testing), 5 (Ground Conditions), 6 (Human Health Quantitative Risk Assessment), 7 (Soil Chemistry), 8 (Gas Protection Requirements) and 9 (Conclusions and Recommendations) as well as the Supplementary Site Investigation Report Rev. A.3.5.23 – Watts Close with reference BC643 L.01/JT Rev. A prepared by The Brownfield Consultancy Ltd dated 3rd May 2023 taken note of sections 3 (Fieldwork), 4 (Laboratory Testing), 5 (Ground Conditions), 6 (Human Health Quantitative Risk Assessment), 6 (Quantitative Risk Assessment), 7 (Soil Chemistry), 8 (Gas Protection Requirements) and 9 (Conclusions and Recommendations), **please be advise that we are satisfied with the discharge of condition 8a and 8b of the approved planning application HGY/2022/0035.**

However, with the needs for remedial work to be carried out on the site, the applicant will need to provide:

- a. Site layout showing areas with elevated concentrations of semi – volatile aromatic hydrocarbon been capped by hard surfacing in the development as submitted in section 9 of the Supplementary Site Investigation report.,
- b. Verification report to confirm that all the other required mitigation work in section 9 of the report has been carried out as well as;
- c. Keeping a watching brief for the period of the construction before we can consider the discharge of the remaining condition 8c - d of the approved planning application.

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/568466.

Yours sincerely

Kenny Abere

Lead Officer (Pollution)
Carbon Management
6th Floor North
River Park House
225 High Road
Wood Green
N22 8HQ

N.B . The above comment supersede our previous comment dated 27 January 2023 11:16 for the application.