

John Kaimakamis
London Borough of Haringey
Development Control
639 High Road
London
N17 8BD

Our ref: NE/2023/136093/01
Your ref: HGY/2023/1946

Date: 01 September 2023

Dear John,

St Anns General Hospital, St Anns Road, N15 3TH

Partial approval of details (Phase 1 only) pursuant to Conditions 13 (Air Quality and Dust Management), 20 (Borehole Management), 21 (Piling Method Statement), 25 (Considerate Constructor) and 43(a) (Public Highway Condition Survey) attached to Planning Permission Ref: HGY/2022/1833 dated 10 July 2023.

Thank you for consulting us on the above application on **16 August 2023**.

The following information has been reviewed in support of the discharge of Conditions 20 (Borehole Management) and 21 (Piling Method Statement) attached to planning permission ref HGY/2022/1833:

- Borehole decommissioning strategy – St Ann’s Hospital – IDOM Report Ref: L-21914-2.4.2-23-545-RJG dated 10th July 2023
- Preliminary Piling Method Statement – Meinhardt Report Ref: N15301-MHT-XX-XX-RP-S-00001 (Rev 01) dated 9th June 2023

Condition 5 – Borehole Management (Condition 20 – Borehole Management)

Upon a review of the Borehole decommissioning strategy, we are able to support the discharge of Condition 20 for Phase 1 of the site.

Condition 6 – Piling (Condition 21 – Piling Method Statement)

Upon a review of the Preliminary Piling Method Statement, we are **not** able to support the discharge of Condition 21 for Phase 1 of the site.

The submission of just a piling method is not sufficient in order to fully assess the risk to groundwater at the site. Whilst it is noted from the Preliminary Piling Method Statement that piles will be found in the clay, it is unclear at what depth piles will be installed to and whether the piles will approach the base of the clay and the top of deeper, more sensitive, aquifer units.

We would expect submission of a full assessment of risk, including an assessment against the six pollution scenarios outlined in the Environment Agency’s Piling into Contaminated Sites guidance. Please also refer to the advice provided in previous correspondence (EA Letter Ref: NE/2022/134751/02 dated 18th October 2022).

Cont/d..



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Pre-Application Advice

We strongly encourage applicants to seek our pre-application advice to ensure environmental opportunities are maximised and to avoid issues prior to submission of a planning application. The applicant is welcome to seek our advice now to help them overcome our objection via HNL SustainablePlaces@environment-agency.gov.uk.

Further information on our charged planning advice service is available at; <https://www.gov.uk/government/publications/planning-advice-environment-agency-standard-terms-and-conditions>.

Final comments

Thank you for contacting us regarding the above application. Our comments are based on our available records and the information submitted to us. Please quote our reference number in any future correspondence.

Please provide us with a copy of the decision notice for our records. This would be greatly appreciated.

Should you have any queries regarding this response, please do not hesitate to contact me.

Yours sincerely,

Miss Nisarga Vishwanath
Planning Specialist

E-mail: HNL SustainablePlaces@environment-agency.gov.uk | Tel: 07780261520