

Lauren Ilyas
Atkins Realis

EA ref: EQ-0003444/01
Customer ref: 100113407

18 May 2026

Reiew of technical note summarising the status of the remediation that took place prior to submission of Verification Report for the Phase 1 remediation at the NGET Former Depot site in Tottenham.

Former Bus Depot, located off Leaside Road, Tottenham, N17 0SG

Dear Lauren,

Thank you for engaging with us through our pre-application service on the above topic on XXXXX. As part of the engagement, we have reviewed the following document:

Technical Note, NGET Former Depot, Tottenham, Phase 1 Remediation Update (Atkins, Document reference: 100113407_Tot P1 Rem_Issue, Rev 2.0, Dated 27 April 2026).

EA position

It is noted that due to design changes, the area to be excavated has been reduced. As these remedial works were construction lead, the Environment **Agency finds this acceptable.**

It is positive that in support of this the pylon footprint has been remediated in line with the phase 1 remedial strategy. Further, we note that characterisation via trail pitting has been carried out across the remainder of the phase 1 area. These works identified some limited areas of gross contamination, and these will be addressed under the phase 2 remedial works, which is welcomed.

Based on this the, the Environment Agency accepts the conclusion that further remediation within the phase 1 footprint is not required.

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 note that the views expressed in this response by the Environment Agency are in response to

a pre-application enquiry only and do not represent our final view in relation to any future planning application made in relation to this site. We reserve the right to change our position in relation to any such application. You should seek your own expert advice in relation to technical matters relevant to any planning application before submission.

Should you have any queries regarding this response, please contact me at George.Lloyd@environment-agency.gov.uk.

Yours sincerely,

George Lloyd
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