

DDN 002 LAWRENCE ROAD PLANNING CONDITIONS 9 & 17 RESPONSE No2

To:	Planning Service - LB of Haringey	Page:	1 of 4
CC:	Carly Tan – Paul Simon Homes Ertush Zeqiri – Paul Simon Homes Matthew Oliver – Paul Simon Homes Theo Theodosiou – GT Associates		
From:	Mark Thompson		
File/Ref No.	21083 DDN-02 Lawrence Rd Planning Conditions 9 & 17 Response 2 A.docx	Date	25 April 2024
Subject:	PLANNING CONDITIONS 9 & 17 RESPONSE No2		

INTRODUCTION

This document responds to correspondence from Haringey Council Carbon officer relating to conditions 9 & 17 - (CHP), dated 17/08/2023, and received February 15/02/2024, and in particular to the action items listed therein;

Action:

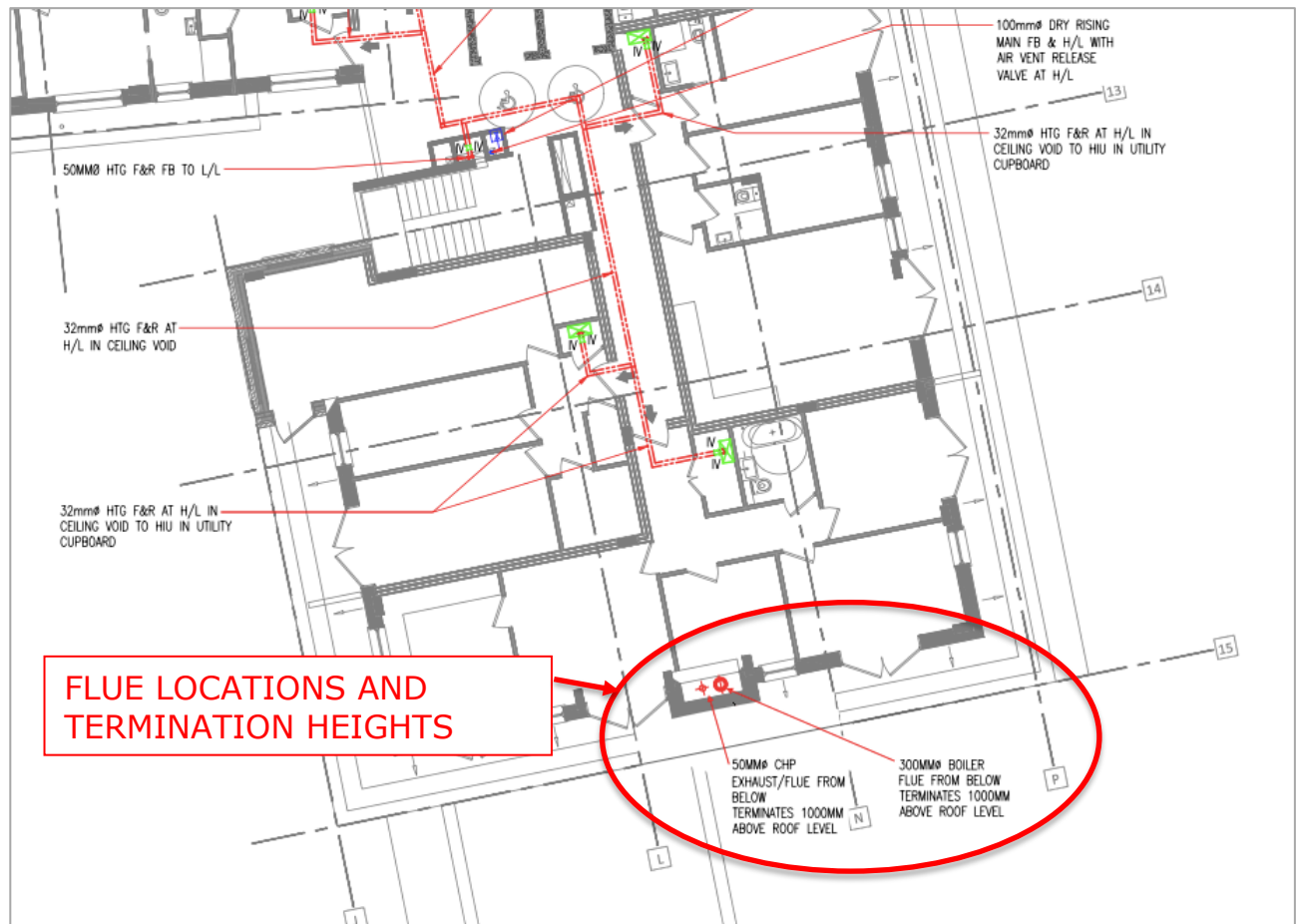
1. Please provide the complete flue arrangement plan showing the location of the flue terminations and their respective termination heights.
2. Please provide more information on operation and management strategy. On failure of CHP, what alternative strategy will be applied? Also, what is the decarbonisation strategy?
3. Please provide a method to allow for the future connection to any neighbouring heating network (including the proposed connectivity location, punch points through structure and route of the link).
4. Demonstrate how the units to be installed complies with the emission standards as set out in the London Plan SPG Sustainable Design and Construction for Band A. Also, include a CHP information form.

Please note the Lawrence Road project received planning consent in January 2018, subject to planning conditions, including Condition 16:-

16. The development shall then be constructed in strict accordance of the details set out in Lawrence Road - Sustainability and Energy Strategy", dated 17/04/2016, by GreenGauge.

1 FLUE TERMINATIONS

The Flues will terminate a minimum of 1000mm above highest roof level. Refer to drawings 21083 – M001 to M012. Excerpt of 21083-M012 below.



2 OPERATION AND MANAGEMENT STRATEGY

The basement Energy Centre at Lawrence Rd comprises of high efficiency gas fired Combined Heat and Power (CHP) and Boiler plant, the system will generate LTHW to meet the heating and domestic hot water requirements of the development.

The CHP will operate as lead 'boiler' plant, with their duty/load being based on the coincident base heating and small power demand and ensuring the optimum payback to compliment building carbon emission reductions, energy running cost savings whilst offsetting plant capital cost. Additionally, exporting of any 'surplus' electrical energy generated by the CHP to the grid, where this is economically viable.

The boiler plant will be high efficiency, low NOx units consisting of multiple modules providing a total 100% of the LTHW design demand in the event of a single module failure, including failure of the CHP unit.

Each boiler module will be capable of fully modulating heat output, with the boilers sized to accommodate the total building demand irrespective of the load available from the CHP unit.

The Energy centre will be complete with a thermal storage buffer vessel (if applicable) to facilitate stable operation of the CHP engine during periods of low demand, and all primary pumps shall be provided with duplicate pump sets for duty/standby operation.

3 HEAT NETWORK CONNECTIVITY

The above noted project received planning consent in January 2018, subject to planning conditions, including Condition 16:-

16. The development shall then be constructed in strict accordance of the details set out in Lawrence Road - Sustainability and Energy Strategy", dated 17/04/2016, by GreenGauge

The instructed Energy Strategy states in Section 3.3, the following;

Currently the initial findings indicate that local communal heating network system installed will not have capacity for expansion.

4 EMISSIONS STANDARDS

Emission standards as set out in the London Plan SPG Sustainable Design and Construction for Band A. for CHP Plant applies to Thermal Input Range 50kWth to less than 20MWth for development in Band A.

The CHP Plant for Lawrence Rd is only 20kWth and does not fall within the requirements.