

		Our ref: HGY/2023/0815 (C9) HGY/2023/0875 (C17) Contact: Valerie Okeiyi Date: 05/06/2024
Town and Country Act 1990 (As amended)		
Location:	45-63, Lawrence Road, London, N15 4EN	
Proposal:	Approval of details pursuant to condition 9 (CHP), and condition 17 (CHP facility and associated infrastructure) attached to planning permission HGY/2016/1213.	
Wording of condition 9	Prior to commencement of the development, details of the CHP must be submitted to evidence that the unit to be installed complies with the emissions standards as set out in the GLA SPG Sustainable Design and Construction for Band A. A CHP Information form must be submitted to and approved by the LPA. The development shall then be carried out strictly in accordance with the details approved by the Council and shall be maintained as such thereafter. Reason: To Comply with Policy 7.14 of the London Plan and the GLA SPG Sustainable Design and Construction.	
Wording of condition 17	Details of the CHP facility and associated infrastructure, that will serve all units within the development, shall be submitted to and approved in writing by the Local Planning Authority 3 months prior to above ground works. The details shall include: - location of the energy centre; - specification of equipment / plant; - flue arrangement; - operation/management strategy; and - the method of how the facility and infrastructure shall be designed 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) The CHP and infrastructure shall be carried out strictly in accordance with the details so approved, installed, and operational prior to the first occupation of the approved development and shall be maintained as such thereafter. Reason: To ensure the facility and associated infrastructure are provided and so that it is designed in a manner which allows for the future connection to a district system in line with London Plan policy 5.7 and local plan policy SP:04 and DM22.	

Carbon Management Response 17/08/2023

Documents submitted:

- Basement Floor GA Plan prepared by gtassociates (dated Aug 2021)
- CHP & Boiler Room Schematic prepared by Seneca (dated Sep 2022)
- Basement Plant Room Layout prepared by Seneca (dated Sep 2022)
- Combined plantroom MEP layout basement prepared by Seneca (dated Dec 2022)
- 21083 Mechanical Services Equipment Schedules Rev T3
- Vitobloc 200 Technical Description
- Other supporting documents

Response:

The applicant submitted documents provide the location of the energy centre, specifications of the equipment, and flue arrangement. The operation and management strategy are confirmed to be as per the submitted mechanical services schedules.

The details must demonstrate that the unit to be installed complies with the emissions standards as set out in the London Plan SPG Sustainable Design and Construction for Band A. The details shall

also include a CHP Information Form. It is unclear how the facility and infrastructure is designed to allowed for the future connection to any neighbouring heating network.

Action:

- Please provide the complete flue arrangement plan showing the location of the flue terminations and their respective termination heights.
- 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?
- 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).
- 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.

Conclusion

Further information is required so we therefore **do not recommend** discharging Condition 9 and 17.

The applicant should provide a response to all the points raised above and issue updated plans/information where required.

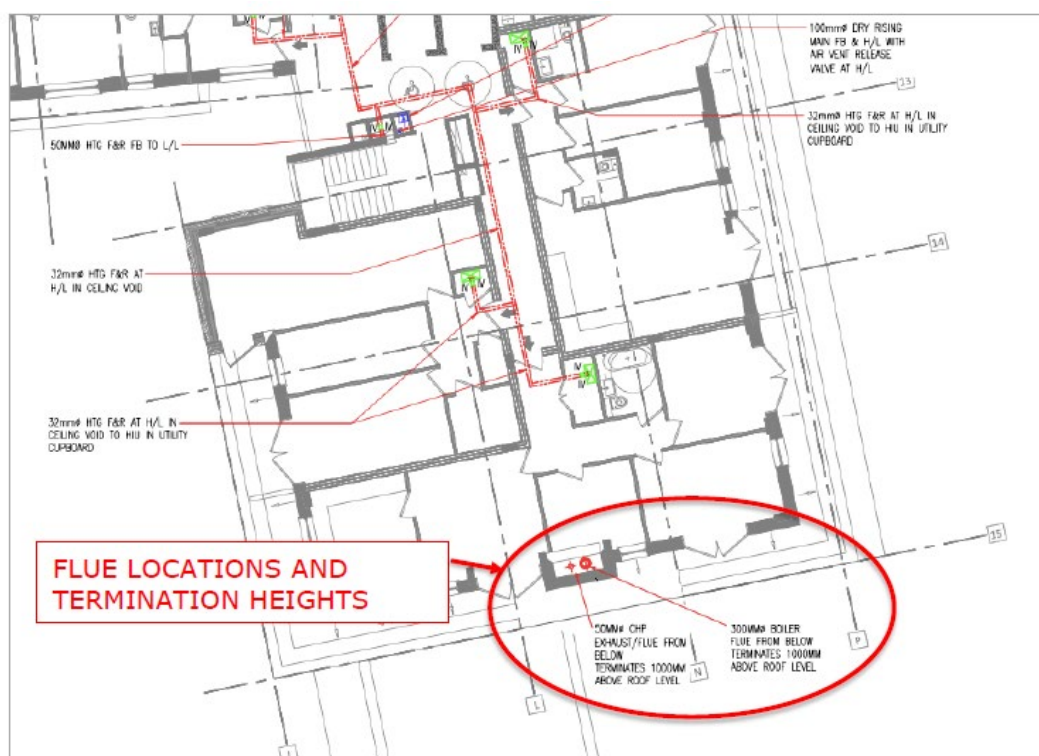
Carbon Management Response 23/05/2024

Documents submitted:

- 21083 DDN-02 Lawrence Rd Planning Condition 9 & 17 Response 2A prepared by Seneca (dated 25 April 2024)
- Other supporting documents

Response:

The applicant confirmed that the Flues will terminate a minimum of 1000mm above highest roof level, as shown in the drawing below:



The Energy Centre is proposed to be consisting of high efficiency gas fired Combined Heat and Power (CHP) and Boiler Plant, which as a system will generate LTHW to meet the heating and DHW requirement of the whole development. The CHP is proposed to be the lead “boiler” plant delivering carbon emission reduction, energy running cost savings and offsetting plant capital cost. Addition to this, the surplus electricity generated by the CHP is proposed to be exported to the grid, where it is economically viable.

The alternative strategy is the boiler plant, which is high efficiency, low NOx units consisting of multiple modules providing a total of 100% of the LTHW demand in the event of single module failure, including failure of the CHP unit. The Energy centre is proposed to 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 to be provided with duplicate pump sets for duty/standby operation.

The approved 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, although this option will continue to be investigated.

Currently, it is unclear how the facility and infrastructure is designed to allow for the future connection to any neighbouring heating network.

Action:

- 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).
- What is the decarbonisation strategy?

Conclusion

The submitted information satisfies the requirement of condition 9, so we therefore recommend the discharge of condition 9.

Further information is required, so we therefore do not recommend discharging Conditions 17.

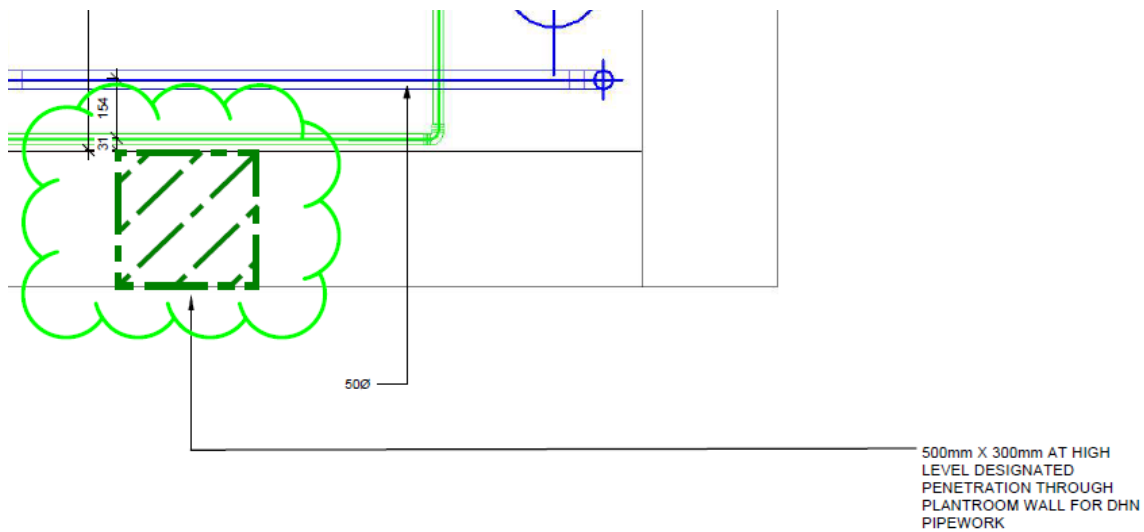
Carbon Management Response 05/06/2024

Documents submitted:

- Basement Plant Room Plan prepared by Seneca (dated November 2022)
- CHP & Boiler Room Schematic prepared by Seneca (dated September 2022)
- Ground Floor – Core 1 and Core 2 Mechanical Services prepared by Seneca (dated October 2022)
- Email from The PES dated 28 May 2024
- Other supporting documents

Response:

The submitted documents shows the plant rooms arrangements including connectivity locations, punch points through structure and route of the link allowing for the future connection to any neighbouring heating network.



Conclusion

The submitted information satisfies the requirement of condition 17, so we therefore recommend the discharge of condition 17.