

Residents and Business Liaison Group
Wednesday 12 October 2016 – 6pm to 7pm
Grace Baptist Church Hall, 48-50 Park Ridings, N8 0LD

Attendees

Keith Johnston (KJ) National Grid
Paul Cooper (PC) Coleman and Co
Paul Greatorex (PG) Atkins
Ashley Spearing (AS) St. William
Felix Shaw (FS) Local Dialogue
Alex Wilson (AW) Local Dialogue

John Miles (JM)
Ryan King (RK)
Kate Glensman (KG)
Councillor Stephan Mann (SM)
Ian Robinson (IR)

Apologies

Marcus Ballard (MB)
Emma Williamson (EW)

1. Introductions and apologies

Introductions were made.

2. Programme update

PC advised that Gas Holder 1 (GH1) was now fully dismantled and cleared of sludge. He noted that while there was a pipe sticking out of the dumping, which may or may not need to be taken out, in essence GH1 demolition was complete. **KJ** added that Coleman & Co now no longer intended to infill GH1, as St. William are hoping to use the space as plant storage during the redevelopment. **PC** stated that this would be more environmentally friendly than moving the materials on site for a time, and then off site, and would mean fewer lorry movements. **PG** mentioned that St. William were likely to need to do a lot of piling, as clay would come up from the site. He added that they may be unable to install driven piles, and would likely need to use bored piles with concrete poured in them because of planning restrictions on noise and vibration levels in residential areas. He noted that this in turn would produce waste from the piles as they removed the soil, which could be used to backfill the gas holder bases.

PC advised that Coleman & Co had removed the lift skins from Gas Holder 3 (GH3) and washed the dumping. He noted that they had started moving recycled aggregates to form ramp onto the dumping this week, which should be completed

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by Thursday 13 October. He added that this would mean that for the week commencing 17 October 2016 there would be a machine installed on the GH3 dumpling, scraping sludge and taking down the crown structure. He mentioned that this would sound like a digger scraping. **JM** asked if there was a chance of this work generating an odour. **PC** advised that this was unlikely as it was not as hazardous as the fluid in bottom of tank, and it is a dry material.

PG added that the team had also been tipping aggregate into the base of the holder, and that this would have been the source of any increase in noise.

JM advised that most of the noise recently had come from behind the lime trees clearing up metal, but that the work on site had been quieter than usual, especially in regards to early starts.

AS advised that St. William were currently working with National Grid on the PRS move, including where gas mains are electrical connections needed relocating. He added that they needed to agree the works and put in appropriate protection for Hornsey Park Road to prevent the residents from being cut off. He advised that there would also be some remediation works in the new year, as well as finalising works in the southern part of site where the hoarding is on the east side of Hornsey Park Road and the west side on both sides of the culvert. He noted that National Grid and St. William were currently tendering for the work, and that this would also start in early 2017.

JM asked what the end date for demolition, remediation and PRS construction would be, and when National Grid would hand the site over to St. William to start the construction phase. **PG** advised that the intention was to hand the site over next year, with the southern part of the site being the first portion, in March / April 2017, but that this would depend on how much work was left to be done. **AS** advised that St. William would start actual construction on the site in January 2018. **PC** noted that it has not yet been decided how much will be backfilled into the gas holders, but that this may impact when they left the site.

JM asked if there had been any bat sightings. **PG** confirmed that there had not. **JM** asked if an ecologist had visited the site. **PG** replied that there had not, as it was now out of nesting season. He advised that black tiles had been placed on the site as refuge for any reptiles or slow worms, but that there had not been any bats recorded, and they would now be well into hibernating season. **JM** asked if there had been any sightings at the height of mating season before hibernation, as there used to be lots of bats around the autumn period of the year. **AS** advised that there was an ecology survey undertaken in August, and there were no bats found.

JM asked if there had been any toads. **PG** confirmed that there had not, and that the reptile survey did not pick any up. **RK** added that there used to be a lot of toads in the area.

AS advised that St. William wanted to take the space next to the railway into their overall management, and that they were pushing Network Rail to negotiate transfer of the land. **JM** noted that he would be happy to write to Catherine West MP to see if she could encourage this.

3. Japanese knotweed update

PC advised that there had also been another site visit from Three Shires on Monday 19 September treating the Japanese knotweed. **PG** advised that the garden of 123 Hornsey Park Road had also been treated. He noted that there would be one more treatment this season, which would take place on 16 November and then the final treatment would be next year.

4. Traffic management

PC advised that Coleman & Co would still be carrying out the backfilling of GH3 in around 4-6 weeks, depending on whether the columns are taken down first. **PG** noted that they had brought some of the backfilling material in already which had been small and been brought in outside of rush hour and the school run. He added that this meant that there had not been a need to put the cones out to close the parking bays near the junction of Hornsey Park Road and Mary Nuener Road. **PC** advised that Coleman & Co would be maintaining this method, for as long as possible. **PG** added that as the bridge crossing was now open again, it had cleared a lot of the traffic, and there were not as many people doing U-Turns in the road. **KJ** stated that there were National Grid operational works taking place at present to locate gas connections, at the end of Mary Nuener Road to see if they can get mains supply through the bridge. **KG** asked if Hornsey Park Road would be the main route for site traffic. **PG** confirmed that Hornsey Park Road would never be used for access.

5. Air, dust and noise management

PG advised that the latest noise statistics would be going on the website shortly. He added that on a time-weighted average around the site, the noise levels were typically between 50-60dBA, and occasionally went up. He noted that tipping backfilling materials into GH3 had increased the noise levels to 68dBA but only for around a 20 seconds period. He mentioned that these levels were still nowhere near the 75dBA limit, and that while the noise was likely noticeable, it was not causing a nuisance.

PG highlighted that at the last meeting it was mentioned that the team were causing too much noise before the 8am start time, and that Clive Shearing at Coleman's had mentioned to the site workers to keep noise down during site mobilisation, so hopefully this early noise had stopped. He added that the vapour monitor on the site

boundary had not detected anything, and it did not pick up odours, rather the health risk from certain vapours. He noted that they had a site visit from Wisdom Osei-Wusu, Environmental Health Officer (EHO) at Haringey Council, following a report of a plastic burning odour 6 months ago then another recently. He wanted to check that there were no plastics being burned on site. **PC** highlighted that the EHO had been happy with the works on site, and that the smell was not coming from the site.

PG advised that when Coleman's began removing sludge again from GH3, the odour mitigation system would be put in place again. He noted that there is an on site odour walk around to see if anything could, or was, producing an odour, but that this was subjective. He highlighted that they had noticed a strong smell of sewage coming from the Moselle Brook under the site and that they were going to carry out sampling of the drain here to see how much sewage gets released into the brook. **SM** asked if the Environment Agency was looking after the brook. **PG** confirmed that they were and that Thames Water were also looking at the brook, as it was a combined sewer and storm overflow drain. He noted that he was not sure if they would respond to a report of odour and that while it wasn't usually used as a discharge point for foul sewer waste, it could be in the event of a severe storm. **KG** noted that there had been a burst water main upstream from the site. **PG** advised that he would keep an eye on that in case it happened elsewhere. **JM** stated that the history of the Moselle Brook had been frustrating, and that if there was evidence in the water quality that indicated it was still taking sewage, the Environment Agency should look into it. **PG** stated that they would report to the Environment Agency about the smell, and take water samples.

6. Communications update

FS noted that at the last meeting there was an action to update residents when Coleman & Co would be removing the outer skin on GH3, however this had not happened yet. **PC** advised that this work would be carried out in 6 weeks time. **FS** suggested sending a letter to advise of the potential source of odour. **PC** highlighted that it may be better to notify of this when there is a potential for noticeable odour. **KJ** agreed and noted that odour tended to be less noticed in winter as residents would have their windows closed. **JM** mentioned that it had been agreed that a letter would be sent when the cranes came back to the site. He asked if the cranes coming back would coincide with a potential increase in odour, and if these could be combined into one letter. **FS** confirmed that there could be a general update letter on site activity that could also include both of these things. **JM** agreed that it would make sense for an update for period ahead rather than precise events. **FS** advised that there would also be another letter sent to business about parking space closures. **PG** asked **IR** if the parking spaces were for permit holders. **IR** confirmed that they were and that they were mostly used by businesses.

FS asked if Marcus Ballard had passed on any news about the site history boards being installed on the shopping centre notice boards. **JM** advised that the siting of the history boards on the wall was a sensitive issue, as it was not relevant to all residents. **AS** suggested that something could be done with the history of the site by the lime trees. **JM** noted that there could be interest for a permanent memorial.

7. Recording of recovered items

KJ advised that Coleman & Co continued to recover items and keep them on site. **SM** noted that **AS** had taken Councillors to Woolwich Arsenal to see the development that St. William had carried out there, and they had been really impressed with how the development used what was recovered to link with the history of the area. He added that if this could be done in a similar way on the Heartlands site, it would be fantastic.

8. NGP planning update

AS advised that both St. William and National Grid had been working on the Pressure Reduction Station (PRS) design, and were looking to make it less like a compound and more of a link to the pocket park with interesting brick pillars. **KJ** stated that as the northern part of compound faced onto the pocket park, they were looking to create a communal area, and give a bit of relief to an otherwise plain brick wall. **PG** added that they were unable to put a green wall into the space. **KJ** noted that this was because it would be an operational gas compound, and the operators were sensitive about what greenery was used. **RK** suggested there could be a memorial to gasworks, with either an art feature or some kind of decoration. **KJ** advised that this had to get into the reserved matters application.

JM stated that it had been great to take Councillors to the Woolwich Arsenal site, but the Park Malvern Residents Association (PMRA) needed to also be involved in looking at sites. He noted that there had been some mention of a café, but that PMRA had not been involved in any ongoing discussions, or been able to propose anything. He stated that he was concerned that this would symbolise the way going forward, without the residents involved. **AS** advised that St. William did not have permission for a café, but that this was simply an idea that had been floated. **JM** highlighted that he was concerned about how the residents were not being engaged with by St. William. **AS** noted that St. William and National Grid were on the critical path of building the PRS, which would take 18 months, and once this was done, the residents could be involved with the landscaping. **JM** asked if the residents would be confined to responding only to this. **RK** stated that he thought that the PRS looked good, better than an average compound design. **KJ** highlighted that it was not intended to have a lot of community involvement for the PRS design, as essentially its purpose was an enclosure around live gas equipment, rather than the

larger scale development. **AS** advised that the community involvement would increase at a different phase of the development.

KJ advised that National Grid needed to submit a reserved matters application for the PRS, that they had carried out a lot of negotiation with the operational side of National Grid on the walls and the enclosure and that they were now in a position to submit. **AS** stated that the next step would be to tender for the work to build the PRS. **KJ** advised that they were finishing the design for equipment inside, carrying out hazard studies, and would then go out to tender.

JM asked when the application for development as a whole would be shown to the community. **AS** advised that St. William were waiting to until there was a whole plan for the Hornsey site, which was still in the early stages. He added that they had chosen architects, and had asked them to make the development very brick based, as there had been comments from members of the Council that bricks were more appealing. **KG** asked that when the designed proposals are complete, would the PMRA be involved. **AS** confirmed that St. William would start with the PMRA and the ward Councillors.

9. RBLG/Council liaison

No update was given.

10. AOB

There was some discussion as to when the next meetings would be, and whether to continue to hold the meetings at the earlier time of 6.30pm. It was agreed that the next meetings would be held on:

- Tuesday 15 November – 6.30pm
- Monday 12 December – 6.30pm

ENDS.