

Residents and Business Liaison Group
Wednesday 18th January 2017 – 6.30pm to 7.30pm
Grace Baptist Church Hall, 48-50 Park Ridings, N8 0LD

Attendees

Keith Johnston (KJ) National Grid
Paul Cooper (PC) Coleman & Company
Paul Greatorex (PG) Atkins
Ashley Spearing (AS) St. William
Felix Shaw (FS) Local Dialogue
Lizzy Dobres (LD) Local Dialogue
Ralph Scott (RS) Four Communications
Steve Murdoch (SMu) VHE

John Miles (JM)
Ian Robinson (IR)
Kate Glensman (KG)
Cllr Peray Ahmet (PA)
Ryan King (RK)

Apologies

Marcus Ballard (MB)
Alex Wilson (AW)
Beth Kay (BK)
Cllr Stephen Mann (SMa)

1. Introductions and apologies

Introductions were made.

2. Gas Holder Dismantling Update

PC gave an overview of gasholder dismantling works on the site. He mentioned that work to remove the skins of Gas Holder No.3 (GH3) had now been completed. He added that Coleman & Company were now in the process of removing the remaining sludge from the gas holder, and that this work would be finished by the following week. He mentioned that they would then be bringing in backfill material, which will mean there will be an increase in deliveries to the site over the next few weeks. He noted that Coleman & Company would also soon be bringing in cranes to take down the GH3 columns.

KJ asked if those works would be completed by the end of February 2017. **PC** confirmed that the projected finish date was late February/early March 2017.

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Traffic Management

KJ asked about traffic management during the backfill and column removal process for GH3. **PC** outlined that Coleman & Company had secured permission for the suspension of the car parking bays on Mary Neuner Road. He added that this will come into effect the following Tuesday, 24 January 2017, for a period of three weeks.

JM passed round a map of which showed the car parking spaces that would be suspended, and asked if those shown were the only spaces that would be suspended.

PG confirmed this would be the case. He then mentioned was also an accident on Mary Neuner Road that damaged the crash barrier and has made the corner an eyesore. He noted that this hadn't been fixed yet but that they had reported the incident to the police and they are aware of it.

PA noted that she would speak to the highways department about the incident to try and speed up the process of getting it fixed.

KG asked if anyone knew when the Community Streets Initiative was due to start as it has the potential to affect works on Mary Neuner Road. **JM** outlined that he had contacted Haringey Council regarding this issue and they had told him that they would schedule in works to avoid excessive disruption. He highlighted that there was due to be a meeting to discuss aspects of the Community Streets Initiative soon, most likely by the end of the financial year, but added that no date was set.

Air, Dust and Noise Management

PC noted that Coleman & Company had been conducting continuous monitoring of noise, vibration and dust on site and that none of the levels measured had exceeded the limit.

JM noted that a local resident, Mr Yuddin, had found the vibrations associated with the waste metal processing to be very disruptive. He added that there needed to be more communication around this and asked if the metal processing causing the vibration was likely to happen again. **PC** replied that it would be carried out again when the GH3 columns are removed. **PG** asked if it would be possible to load vehicles further away from residential areas. **PC** confirmed that this would not be possible, as they would need access to the car park area.

PG asked if it would be possible to load closer to the water treatment plant. **PC** noted that he would look into whether this was possible, subject to timings.

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KJ suggested that when the shrubs were removed more space would be available. **PG** confirmed that they would try and find an alternative location, and noted that only minimal vibration levels had been recorded in that area and that they were not a breach of regulation.

JM noted that an effort to look into this issue would be appreciated, and that communicating vibration data to residents is helpful. He added that residents occasionally felt they were experiencing higher levels of vibration than the data suggests. He added that they should be notified ahead of time in future.

FS agreed that the team would look to communicate with residents on Hornsey Park Road before metal processing resumed to make them aware of when to expect works. **JM** noted that this would be greatly appreciated, especially by Mr Yuddin and confirmed that he saw this mainly as a nuisance rather than a breach of regulation.

KG noted that she feels strong vibrations at her property, but that these were less than she experienced from traffic. She agreed with **JM** trying to accommodate residents concerns would be appreciated.

3. Site Remediation Update

PG introduced **SMu**, the site manager for VHE, who would be carrying out the remediation works, working from the southern end of the site. **PG** outlined that VHE have only just mobilised, so people would begin to see green cabins on site and excavators digging trial pits. He noted that works wouldn't begin until the following week, when materials will be moved off site. He added that this was an additional reason for the parking bay suspensions. He outlined that dust, air and noise monitoring would be conducted, and that this data will be available on the website.

JM asked what kind of equipment would be used for remediation. **SMu** outlined that excavators would mainly be used. **KJ** noted that this was not a technically challenging job, as VHE would not be treating materials on site. He outlined that they were looking to complete work on the western side, closest to the railway, by the end of March 2017. After this they would be moving on to the land on the western side of the road. He added that a temporary bridge would be installed over the culvert, in order to reduce impact of construction traffic.

JM mentioned that he had seen workers on the site with plastic tubs and asked what they were doing. **SMu** outlined that they were conducting sampling and digging trial pits in order to assess the soil. **JM** asked if they were based in the on-site green cabins. **SMu** outlined that they would be moving into those cabins when work commenced the following week.

4. PRS update

KJ mentioned that a planning decision for the PRS application is due to be determined in February 2017. **FS** asked if the decision would be made under delegated powers by a planning officer or by the Planning Committee. **KJ** noted that he didn't think the decision would go to committee.

JM mentioned that he wrote in support of the application. **FS** thanked him for this.

5. Communications update

FS outlined that there would be a site progress update letter arriving with residents the following day. He added that the specifics of the road closures were not yet known but that once they had set details they would send out another letter updating residents.

KJ noted that the letter updates residents on deliveries, crane movements and other site activity.

PA asked when the letter would be sent out. **FS** confirmed that the letter was sent out that day and residents should have it within the next few days. He circulated a copy of the letter to those in the room. **PA** asked if this was usually Local Dialogue's designated area and if these communications were regular. **FS** confirmed that these communications are sent to residents at key milestones in the project.

KJ asked if the letter also went to businesses in the area. **FS** confirmed that the letter went to businesses and residents, within the immediate area of the site.

FS added he would also be updating the photo gallery on the website, and would be doing this following week. **PG** noted that he had some more photos of GH3 and would send these as soon as possible. **JM** mentioned that the inventory of items kept on site might be of interest to historians. He noted that they were not generating much interest at present from former employees, but he highlighted that that might be due to there not being many employees who used to work there alive. **PG** mentioned that they could update the list of items in the inventory for the website. **KJ** mentioned that once the dumping of Gasholder no.2 is exposed, it would be interesting to take some photos of it.

AS noted that there would likely be more interest in the historical background of the site once the structure of GH3 comes down. **JM** agreed that there would be more of an interest at that stage, but also noted that increased disruption may also increase interest.

6. Update from St. William

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AS gave an overview of the Wood Green Area Action Plan. He highlighted that the plan focuses on what would happen if Crossrail 2 came to Wood Green, and outlines the potential opportunities. He outlined the plan included keeping the metropolitan status of Wood Green High Street providing up to 8,000 new homes and 4,000 new jobs. He noted the overall aim of the document was to make Wood Green an affordable but prosperous area, and put power back in the hands of local people. He also outlined that it would have an effect on the Haringey Heartlands area, including retaining and transforming the Chocolate Factory into a creative space, developing a new primary school near to the gasworks site, adding more affordable employment space, integrating a wide boulevard between Alexandra Palace and Wood Green station.

He outlined that there was a lot of potential, but understood that there was understandably some fear surrounding the plan for development. He mentioned that they were seeking feedback on the draft from Parkside Malvern Residents Association, and subject to their views they would analyse the constraints and opportunities for the site. He added that there is the option for the plan to be amended if better opportunities were available after consultation. He outlined that although the site had sensitivities, as one of the only brownfield sites in the area it also provided a lot of opportunities for prosperity and development to boost the local economy.

Further information on the Wood Green Area Action Plan can be found at: <http://www.haringey.gov.uk/planning-and-building-control/planning/planning-policy/local-plan/wood-green-area-action-plan>

PA added that on 24 January 2017 the Action Plan would go to Cabinet and that would decide whether the document would then go out to consultation. She outlined that there had been various pop-up consultations over the past year on the initial proposals and the plan has progressed significantly since then. She noted that more resident engagement groups would be set up that would be more specific to this plan.

7. AOB

A provisional date was set for next meeting on **Wednesday 22 February 6.30pm.**

ENDS