

Residents and Business Liaison Group
Wednesday 20th March 2017 – 6.30pm to 8.00pm
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
Phil Harrison (PH) Atkins
Ashley Spearing (AS) St William
Felix Shaw (FS) Local Dialogue
Chris Cooper-Davies (CCD) Local Dialogue
Steve Murdoch (SMu) VHE
Lidia Pinto (LP) tRIIO

John Miles (JM)
Marcus Ballard (MB)
Ian Robinson (IR)
Ryan King (RK)

1. Introductions and apologies

Introductions were made.

2. Gas Holder Dismantling Update

PC gave an overview of gas holder dismantling works on the site. He said that dismantling of Gas Holder No. 3 (GH3) had been completed. The Cranes would be removed from the site later in the week. The knotweed had been removed from the site. The only work for the following week involved litter picking on the raised ground between the site boundary and the wall of residents' gardens.

PG clarified that everything would be removed between the edge of the National Grid boundary and top of the raised 'bund at the rear of gardens'. Initially, this will be carried out by hand, then with a mini excavator because some of the rubbish was sizable.

KJ confirmed that there would be no rubbish removal encroaching on residents' property. He then suggested that a letter be sent to residents informing them of the activity, with a copy sent to **JM** ahead of delivery. **FS** agreed that this was a good idea.

JM stated that he had no expectation for the contractors to clear the area beyond the residents' walls but pointed out that some residents had sizable bits of waste in their gardens, including elements of asbestos wall. He enquired as to whether there was any possibility the contractors could dispose of this waste during the upcoming waste removal exercise. **PG** was unsure of the feasibility of this idea and suggested residents use a council scheme set up to remove oversized domestic waste.

MB asked about the future of the 'no mans land' in terms of ownership and said he would like the land settled and looked after in perpetuity. **AS** said he would think about how to deal with the land legally but that ultimately all parties concerned had the same ideal as to how they want it to be maintained.

JM suggested a letter is sent to residents discouraging them from fly tipping on the 'bund'. **FS** agreed.

JM asked who would have oversight of the site after Coleman & Company left. **PG** replied that VHE would be working on the site until May or June getting the groundwork ready for the PRS. After that tRlIO will be taking over the site offices to start the PRS construction. Once the new PRS is up and running, the old PRS will become redundant and work will begin on its demolition and any subsequent remediation work. After that St. William will take over to begin development.

JM expressed concern that, as the site management would be changing so regularly over the next few months, it would be harder for residents to register complaints or queries. **KJ** confirmed that there would still be a management team on site and suggested continuing the current line of communication through Local Dialogue. **MB** and **FS** agreed with this. **MB** suggested that all communication should at least be copied to **FS** so that Local Dialogue can maintain the record. **KJ** mentioned the importance of keeping the site website up to date.

PG said that all the noisy steel beam removal work on the site would be finished by next Friday. The skips will be going too and after the first week of April the last remaining pieces of equipment will be removed from the site.

KJ mentioned that the recovered items were all being stored in a safe location. They included the wheels, the valves, the shields/manufactures plates, and the four holder bases/column bases. **PG** said he has photos of the list of items saved which will demonstrate that they have actually been saved. All saved items are in the corner of the car park by Gas Holder No. 1 (GH1). The shields are in a plastic bin to keep them safe.

AS said that he had visited sculptor Steven Gregory at the Chocolate Factory who had asked him what St. William's budget would be for to do something with the shields. St William would be looking at this over the coming weeks.

Securing our energy supply for future generations.

2

JM said that he appreciated the effort put into the RBLG and will put in some time to contact local historians who might have an interest in the site. **PH** said that a member of the Hornsey Historical Society, whose name he could not remember, had visited the site. He was just passing and told **PH** that he was pleased the gas holders had been demolished.

KJ asked **JM** if the demolition of the gas holders had made a big difference to the view from his house. **JM** said that the removal of knotweed had made the biggest difference.

3. Traffic Management

PG said there would only be occasional vehicles to and from the site now, instead of regular visits.

JM mentioned that contractors building a breezeblock building at the bottom end of the site are using Hornsey Park Road for vehicles, which is not in the spirit of the condition on National Grid to not use Hornsey Park Road for deliveries. He thought residents had assurance that vehicles wouldn't be using Hornsey Park Road and asked if it was worth challenging this usage early so as not to set a precedent for future developers.

AS said the residents had two options: speak to developers, telling them to deliver materials from the other side of the site, or raise the issue with the Environment and Highways Department of the council.

4. Remediation

PH gave an update on the remediation work being carried out at the site. Work has been predominantly on the west side of Mary Neuner Road. The contractors VHE expected to be finished on the western side of the road in the next two to three weeks. VHE are also working on eastern side, excavating the former GH2. By mid-May all the work should be completed.

KJ noted that the excavations had gone down to two meters which is more than had initially been expected.

AS said St. William were working closely with Atkins to coordinate ground level work. They had agreed not to fill in all the current excavations on the site until work began on the St. William development. Development work will undoubtedly result in the removal of a considerable amount of material across the site, which will be used to fill the holes. Lorry traffic, to and from the site, with material for dumping or filling the excavations, will be reduced as a result of this coordination. **PH** said that stone

would be put in these holes to facilitate drainage but that there would be occasional flooding, especially in the winter.

JM asked if anything as extensive as this would be necessary on the east side of the road.

PH said that on the east side the excavation levels would be back filled to ground level apart from the gas holder tank, which will be left as a storage void for the developers.

JM said some people living nearby were curious about the gas holder brick pit and suggested that a letter be sent informing residents about their historic use and the intentions for the future. **PG** suggested an update to the project website with images and an explanation.

AS asked when it would be convenient to carry out remediation tests on the Electoral Reform Service car park. He said that he wanted to leave work on the car park for as long as possible but expressed concern that, if tests were not carried out soon, Coleman & Company may have already left the site.

PG said that he was communicating with **IR** about this and they were looking to do the testing soon.

AS asked about remediation work in the north of the site. **PH** said that after completing the western and eastern areas the contractors will demobilise and tRiIO will come on site. Once they have completed the gas mains relocation and moved the PRS, remediation work in the northern area around the gas holders will begin. This is likely to be in spring or summer 2018.

MB asked about the future of the Olympia trading estate. **AS** said that Turnaround Publishing are moving out to Enfield but will maintain their head office in its current location for the time being. The Builders Merchants are moving out in summer 2017 along with Books to Buy.

5. Air, Dust and Noise

PH said that noise data had been uploaded to the website. The odour is having the most impact on residents and VHE are doing their best to manage this on site. He explained that the odour is an inevitable byproduct of the materials found on the site. Odour mitigation efforts involve making sure freshly dug contaminated material is removed from the site as quickly as possible and not left out over the weekend; using the odourisers; and covering up contaminated material. Some areas of the site were more odourous than others.

PG explained that the chemicals that were giving off odours on site were definitely not a risk to health but actually scoring very low on the odour monitoring equipment.

JM said that there were two days when it was a severe issue but that the odourisers had got the situation under control.

AS suggested letting people know about the odours. **FS** mentioned a letter sent out before remediation had informed residents about the odours.

JM said that he was interested in hearing stories about the objects found on the site during the remediation work. **PG** explained that there is an archeologist on site, recording all structures and items found, who will produce a record of the works done and the findings, which will be deposited at the Museum of London Archeologist Archive.

6. Update on PRS

KJ said the National Grid has reserved matters consent for the PRS and are finalising the design details. They plan to start on site in June/July time after VHE have finished. The PRS should be complete by March 2018.

PG added that notification has gone up for a satellite dish to go with the PRS. A planning application needs to be submitted because the dish will be over three meters tall. **KJ** pointed out that as PRS walls will be about three meters tall, it is unlikely the dish will be visible from the outside.

7. tRIIO works on Hornsey Park Road and Mary Neuner Road

LP said that tRIIO would start work on Hornsey Park Road on Monday. They will be replacing the gas main. She said that they won't be going anywhere near Mary Neuner Road until the current project is finished.

TT said that from Saturday 1st April – the beginning of the school holidays – tRIIO will be putting up traffic management, including traffic lights, at Turnpike Lane junction. There will be lane closures (He passed around a map of planned closure) and the work will be carried out in five phases. It had been put off until now because of work underway in the surrounding area and because of the inevitable disruption it will cause.

IR and **MB** asked why tRIIO had some vehicles, materials and barriers stationed at the front edge of Clarendon Road. Further queries were lodged with regard to suspended parking bays. **TT** said that he was not aware of the mentioned vehicles

and barriers and had been informed that there were only two parking bay suspensions. He said he would contact his manager for clarification.

MB said the plans looked hugely disruptive but acknowledged that they were essential for safety reasons. **TT** said that this main was high risk and in dire need of replacement.

AS asked if this work was related to the PRS. **KJ** replied that it was not, but instead related to a national program for replacing aging infrastructure.

8. Communications Update

FS said that a letter would be going out by the end of the week about the waste clearance. A draft would be going to **JM** before send off.

JM asked if there had been any other complaints from residents (he knew of two). **FS** said there had been none other than the two **JM** already knew of, which concerned the odour and noise.

9. RBLG Liaison Going Forward

KJ said there would be a lull in activity on the site after June 2017 for 12 months while tRiIO carried out its work. During this period, St. William will begin background work and the balance of involvement in the site between National Grid and St. William will shift in favour of the later. **KJ** suggested holding the RBLG on a bimonthly basis.

MB noted that all planning permissions granted in the future were likely to include an RBLG clause. He said that whoever is the dominant developer in the area should be invited to lead the meetings, as long as they behave in accordance with the terms of reference of the group; commit to resourcing the meetings; and adhere to the high standards set by National Grid. Meetings should occur at least every two months.

AS said another option would be to limit the terms of reference of this meeting to the Heartlands site. **MB** pointed out that this would mean there would soon be multiple RBLGs for the several impending developments in the area.

MB and **RK** were supportive of having one RBLG for all future development projects in the borough as opposed to different groups for different sites. **JM** said that how to deal with the other sites was a discussion for another day. He was supportive of future permissions incorporating a condition stipulating that developers must set up an RBLG.

A decision over the future of the group was deferred to a later time but **MB** reiterated that National Grid had set a good standard of consultation that he wanted to see continued.

8. St William

AS said that National Grid had applied to revoke the hazardous substances consent. This will go to committee within the next two months. He had also attended a meeting with the Iceland developers. The planning committee had lots of questions about parking provision, height of the buildings and the interaction between St. William's development and the Iceland scheme. The council advised some design changes. Both Haringey and Iceland developers had agreed to create a mini square between the two developments at the entrance to the health center. He added that the Iceland developers were planning on meeting with the RBLG or the PMRA some time in the future.

St William has submitted a revised planning application to change the appearance of the 'L' Block. It will remain the same height and dimensions. The reason for this is that St. William cannot wait for Haringey's new Area Action Plan because there are possibilities that progress will slow down. Plans for this building are going up on the website.

St William also met with Alexandra Palace who are keen to work with St William help improve the connection between Coburg Road and Alexandra Park.

KJ asked how St William's recent masterplan consultation had gone. **AS** replied that about 81 people attend. A Key message received was 'get on with it'. People recognised that this was a fairly under utilised site and that, of all the potential development sites in Haringey's AAP the heartlands site had the fewest remaining complications.

9. Any Other Business

The next meeting was set for **Tuesday 18th April at 6.30pm.**

KJ thanked **PG** and **PC** who were both leaving. **PG** and **PC** thanked the group and said that the meetings had been very enjoyable.

JM said that the PMRA echoed these sentiments. The whole experience of demolition and development had been enormously improved by the RBLG. He commented that the expertise of the developers had been excellent and highly informative. Issue with noise and smell had been relatively benign.

ENDS

Securing our energy supply for future generations.

7