Permit with introductory note

The Environmental Permitting (England & Wales) Regulations 2016

Beanland Associates Architects Limited

Installation of piled foundations and building works:

Piled foundation

Demolition works, groundworks and building works

Excavations

Scaffolding

National Grid Reference[s]: TQ 33850 88700

2 Wakefield Road, London, N15 4NL

Permit number

EPR/DB3398YF

Introductory note

This introductory note does not form a part of the permit

The main features of the permit are as follows.

Installation of piled foundations and building works:

Piled foundation

Demolition works, groundworks and building works

Excavations

Scaffolding

The status log of the permit does not form part of the permit. It sets out the permitting history, including changes to the permit or permit reference number.

Status log of the permit		
Description	**Date**	**Comments**
Application EPR/DB3398YF	Duly made 19/07/2022	Application for installation of piled foundations and building works
Permit determined EPR/DB3398YF	01/09/2022	Permit issued to Beanland Associates Architects Limited

End of introductory note

Permit

The Environmental Permitting (England and Wales) Regulations 2016

Permit number

EPR/DB3398YF

The Environment Agency hereby authorises, under regulation 13 of the Environmental Permitting (England and Wales) Regulations 2016

Beanland Associates Architects Limited

Whose registered Office address is

Unit 4 Observation Court
84 Princes Street
Ipswich
IP1 1RY

Company Registration Number 05184180

to operate the following flood risk activities:

Installation of piled foundations and building works:

Piled foundation

Demolition works, groundworks and building works

Excavations

Scaffolding

At

2 Wakefield Road, London, N15 4NL

National Grid Reference(s) TQ 33850 88700

to the extent authorised by and subject to the conditions of this permit.

Name	Date
[redacted] **Lee James** **PSO Team Leader London West** **Hertfordshire North London**	**01/09/2022**

Authorised on behalf of the Environment Agency

Conditions

1 Management

1.1 General management

1.1.1 The operator shall manage and operate the activities:

(a) in accordance with a written management system that identifies and minimises risks of flooding, impact on drainage and environmental harm so far as is reasonably practicable, including those risks arising from operations, maintenance, accidents, incidents, non-conformances and those drawn to the attention of the operator as a result of complaints; and

(b) using sufficient competent persons and resources.

1.1.2 Records demonstrating compliance with condition 1.1.1 shall be maintained.

1.1.3 Any person having duties that are or may be affected by the matters set out in this permit shall have convenient access to a copy of the permit.

2 Operations

2.1 Permitted activities

2.1.1 The operator is only authorised to carry out the activities specified in schedule 1 table S1.1 (the "activities").

2.2 The site

2.2.1 The activities shall not extend beyond the site, being the land shown marked in red on the site plan at schedule 2 to this permit and showing National Grid Reference[s] **TQ 33850 88700**.

2.3 Operating techniques

2.3.1 The activities shall not be brought into operation until the operator has submitted and the regulator has approved a Method of Work, including methods of construction, engineering or installation, and the specific measures to be taken in order to ensure that there is no increase to flood risk, detrimental impact on drainage or harm to the environment due to the manner in which the activities are carried out.

The operator shall use appropriate measures, including but not limited to those in the approved Method of Work:

(a) to minimise sediment mobilisation

(b) to minimise impact on biodiversity

(c) to ensure there is no increase to flood risk or detrimental impact on drainage;

(d) for the storage and disposal or waste produced; and

(e) to prevent and minimise environmental harm.

2.3.2 All liquids in containers, whose emission to water or land could cause pollution, shall be provided with secondary containment, unless the operator has used other appropriate measures to prevent or where that is not practicable, to minimise, leakage and spillage from the primary container.

2.3.3 Measures shall be taken to ensure that the activities do not cause the spread of invasive non-native species or plant or animal diseases.

3 Information

3.1 Records

3.1.1 All records required to be made by this permit shall:

(a) be legible;

(b) be made as soon as reasonably practicable;

(c) if amended, be amended in such a way that the original and any subsequent amendments remain legible, or are capable of retrieval; and

(d) be retained, unless otherwise agreed in writing by the Environment Agency, for at least 6 years from the date when the records were made

3.1.2 The operator shall keep on site all records, plans and the management system required to be maintained by this permit, unless otherwise agreed in writing by the Environment Agency.

3.2 Reporting

3.2.1 The operator shall send all reports and notifications required by the permit to the Environment Agency using the contact details supplied in writing by the Environment Agency.

3.3 Notifications

3.3.1 The Environment Agency shall be notified no less than 7 days before the commencement of the activities.

3.3.2 The Environment Agency shall be notified no less than 7 days after the activities are completed.

3.3.3 The Environment Agency shall be notified without delay following the detection of any breach of a limit specified in the permit or any significant environmental effects resulting from the activities or of any breach of the permit.

3.3.4 Written confirmation of actual or potential incidents or effects and breaches referred to in 3.3.3 shall be submitted within 24 hours.

3.3.5 The Environment Agency shall be notified within 14 days of the occurrence of the following matters, except where such disclosure is prohibited by Stock Exchange rules:

Where the operator is a registered company:

(a) any change in the operator's trading name, registered name or registered office address; and

(b) any steps taken with a view to the operator going into administration, entering into a company voluntary arrangement or being wound up.

Where the operator is a corporate body other than a registered company:

(c) any change in the operator's name or address; and

(d) any steps taken with a view to the dissolution of the operator.

In any other case:

(a) the death of any of the named operators (where the operator consists of more than one named individual);

(b) any change in the operator's name(s) or address(es); and

(c) any steps taken with a view to the operator, or any one of them, going into bankruptcy, entering into a composition or arrangement with creditors, or, in the case of them being in a partnership, dissolving the partnership.

3.3.6 Where the operator proposes to make a change in the nature or functioning, or an extension of the activities, which may have consequences for flood risk, drainage or the environment and the change is not otherwise the subject of an application for approval under the Regulations or this permit:

(a) the Environment Agency shall be notified at least 14 days before making the change; and

(b) the notification shall contain a description of the proposed change in operation.

3.4 Interpretation

3.4.1 In this permit the expressions listed in schedule 3 shall have the meaning given in that schedule.

3.4.2 In this permit references to reports and notifications mean written reports and notifications, except where reference is made to notification being made "without delay", in which case it may be provided by telephone.

3.4.3 Any reference to a distance of a number of metres from a flood defence structure, drainage work, remote defence or sea defence is a reference to that distance as measured from the foot of the foregoing as the case may be.

3.4.4 Any reference to a distance of a number of metres from a river control work is a reference to that distance as measured from the nearest part of the river control work.

3.4.5 Any reference to a distance of a number of metres from a watercourse is a reference to that distance as measured horizontally from the foot of the bank on the landward side of the watercourse

Schedule 1 – Operations

Table S1.1 activities		
Activity reference	**Description of activities**	**Limits of activities**
	Permanent Works	
P1	Piled foundations	The activity shall be commenced within 12 months of the date of the grant of the permit and completed within 24 months of commencement. The activities shall be carried out in accordance with: • Application form B10 • RAMS for Wakefield Road - Piling Excavations Drainage Foundations • L19_064_04 - 510 P1 • L19_064_04 - 511 P1 • L19_064_04 - 500 P3 • L19_064_04 - 501 P3 • Klemm_Web_Sheet_Both_Options_Final • GWPR4562 Phase 2 Report 2 Wakefield Road • FullReport • compound plan wakefield road • Com_. Drainage Map 2 Wakefield Road _ N15 • 2810_050_site plan • 2810_050_External Works Site Plan • planning consent The Agent or Operator shall submit a detailed method statement, which shall be submitted to the Environment Agency no less than THREE WEEKS prior to works commencing on site. No works shall commence until the Environment Agency has approved the method statement in writing. The works shall then proceed in accordance with the approved method statement. No piles, excavated materials or heavy duty machinery shall be stored or parked on top of the culvert. The operator shall carry out a post development CCTV survey of the culvert to demonstrate there is no adverse impact on the integrity of the structure within 90 days of the completion of the work. A copy of the CCTV survey shall be submitted to the

Table S1.1 activities		
Activity reference	**Description of activities**	**Limits of activities**
		Environment Agency with 30 days. Any defects identified shall be made good at the operators expense within 60 days of the date of the CCTV survey.
P2	Demolition works, groundworks and building works	The activity shall be commenced within 12 months of the date of the grant of the permit and completed within 24 months of commencement. The activities shall be carried out in accordance with: • Application form B10 • RAMS for Wakefield Road - Piling Excavations Drainage Foundations • GWPR4562 Phase 2 Report 2 Wakefield Road • FullReport • compound plan wakefield road • Com_. Drainage Map 2 Wakefield Road _ N15 • 2810_050_site plan • 2810_050_External Works Site Plan • planning consent No piles, excavated materials or heavy duty machinery shall be stored or parked on top of the culvert.
	Temporary Works	
T1	Excavations	The activity shall be commenced within 12 months of the date of the grant of the permit and completed within 24 months of commencement. The activities shall be carried out in accordance with: • Application form B10 • RAMS for Wakefield Road - Piling Excavations Drainage Foundations • GWPR4562 Phase 2 Report 2 Wakefield Road • FullReport • compound plan wakefield road • Com_. Drainage Map 2 Wakefield Road _ N15 • 2810_050_site plan • 2810_050_External Works Site Plan • planning consent

Table S1.1 activities		
Activity reference	**Description of activities**	**Limits of activities**
		No piles, excavated materials or heavy duty machinery shall be stored or parked on top of the culvert. No materials excavated in connection with the activity shall be left on site after completion of the works.
T2	Installation of temporary scaffolding	The activity shall be commenced within 12 months of the date of the grant of the permit and completed within 24 months of commencement. The activities shall be carried out in accordance with: • Application form B10 • RAMS for Wakefield Road - Piling Excavations Drainage Foundations • GWPR4562 Phase 2 Report 2 Wakefield Road • compound plan wakefield road • Com_. Drainage Map 2 Wakefield Road _ N15 • 2810_050_site plan • 2810_050_External Works Site Plan • planning consent

Schedule 2 – Site Plan



"©Crown Copyright. All rights reserved. Environment Agency, 100024198, 2022."

Schedule 3 – Interpretation

"application" means the application for this permit, together with any additional information supplied by the operator as part of the application and any response to a notice served under Schedule 5 to the EP Regulations.

"authorised officer" means any person authorised by the Environment Agency under section 108(1) of The Environment Act 1995 to exercise, in accordance with the terms of any such authorisation, any power specified in section 108(4) of that Act.

"EP Regulations" means The Environmental Permitting (England and Wales) Regulations SI 2010 No.675 and words and expressions used in this permit which are also used in the Regulations have the same meanings as in those Regulations.

"main river" means a watercourse or part of a watercourse designated as main river on the statutory main river map held by the Environment Agency.

"Method of Work" means a document forming part of the operator's management system, setting out the working methods for carrying out the activity and what measures will be taken to avoid or minimise the risks of environmental effects.

"approved Method of Work" means the operator's Method of Work approved by the Environment Agency

"environmental effects" means:

(a) flooding or risk of flooding;

(b) harm to the environment or risk of harm to the environment; and

(c) detrimental impact on drainage or risk of detrimental impact on drainage.

"environmental harm" means a result of human activity which may:

(a) cause harm to the conservation, protection and enhancement of any species and habitats designated under any enactment as having special protection or priority;

(b) prevent the achievement of environmental objectives within the meaning of the Water Framework Directive 2000/60/EC;

(c) cause pollution; or

(d) otherwise adversely affect the protection and enhancement of the environment.

END OF PERMIT