Environmental Services and Community Safety
Tracie Evans – Chief Operating Officer

Haringey LONDON

Duncan McKane
Planning

Date: 17/08/2016
Your ref:
Our ref:

Dear Duncan

Re: 2A Poynton Road N17 9SL
Planning application: HGY/2016/2109

Approval of Details pursuant to Condition 3 (Desktop Study) attached to Planning Permission HGY/2014/2946 (Erection of a pair of semi-detached self-contained dwelling houses (C3a) of part 1 and part 2 storeys, with accommodation in the roof space)

Condition 3
Before development commences other than for investigative work:
a) A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.

b) If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by, the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-
" a risk assessment to be undertaken,
" refinement of the Conceptual Model, and
" the development of a Method Statement detailing the remediation requirements.
The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority for written approval.

c) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.
Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority, before the development is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan.

A desk top study, Phase I Geo-Environmental Site Assessment REC Reference: 1CO101651P1R0 June 2016 has been submitted.

The report has identified that made ground on site could be a source of asbestos fibres, metals and polycyclic aromatic hydrocarbons (PAH).

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There is also a risk of potential migration of contaminants from historical and current uses off-site. The study recommends further work: ‘A detailed Phase II intrusive geo-environmental ground investigation should be undertaken in order to confirm the findings of the initial conceptual site model and to determine the environmental characterisation of the site’. The further work must address the requirements of Condition 3 part b and or C.

A partial discharge of part a (desktop study) of Condition 3 can be allowed.

Yours sincerely

Kyri Eleftheriou-Vaus
Lead Officer – Pollution