LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/2109 **Ward:** Tottenham Hale

Date received: 23/06/2016

Drawing number of plans: Phase I Geo-Environmental Site Assessment

Address: 2A Poynton Road N17 9SL

Proposal: Approval of Details pursuant to Condition 3, part (a) (Desktop Study) attached to Planning Permission HGY/2014/2946

Applicant: MrBrian Coyle

Officer contact: Duncan McKane

2. APPROVED DEVELOPMENT

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

3. CONSULTATION RESPONSE

Environmental Health - Pollution
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). 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.

4. ANALYSIS/ASSESSMENT

Condition 3, part (a) reads:

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.

Pursuant to condition 3, part (a) the applicant has provided:

- Phase I Geo-Environmental Site Assessment – The submitted report forms the 'desk top study' required by condition 3 part a). The report investigates previous uses, potential contamination on site and other relevant information. The report confirms that the made ground on site could be a source of asbestos fibres, metals and polycyclic aromatic hydrocarbons (PAH) with a potential risk of migration of contaminants from historical and current uses off-site.

As highlighted in the representation received by the Environmental Health Officer, the report states that '*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'.* This implies that further work must address the requirements of condition 3 part b and, if neccesray, part c to ensure that the site is free of contaminants and thus safe.

The submitted documents show that the applicant has complied with part a) of condition 3 ('desk top study'). The applicant has confirmed that they will continue with the further site investigation required under part (b) (with the investigation informed by the findings of the desk top study and conceptual model) and after this is completed will apply to discharge condition 3, part (b). A copy of an email sent from the applicant detailing this has been attached to this application for reference.

It is therefore considered that the condition has been complied with and as such the LPA can grant the discharge of condition 3, part (a) only.

5. RECOMMENDATION

APPROVE DISCHARGE OF CONDITION

Applicant's drawing No.(s) Phase I Geo-Environmental Site Assessment

For the following reason:

The details relating to condition 3, part (a) attached to planning reference HGY/2014/2946 and as set out in the accompanying report are satisfactory for the purpose of discharging this condition.