

Officer's Report

Application Number	HGY/2022/2616
Type	Approval of details reserved by a condition
Location	Land off Brook Road and, Mayes Road, London, N22
Proposal	Partial approval of details (Phase 1 only) for condition 47 (Boreholes) of planning permission HGY/2017/2886 for the demolition of existing building and erection of a 6-9 storey mixed use building
Case Officer	Samuel Uff
Valid Date	08/09/2022
Applicant	Austringer Capital Ltd
Agent	Elisabeth Lucas

RECOMMENDATION

Approve

2. APPROVED DEVELOPMENT

HGY/2017/2886 Demolition of existing building and erection of a 6-9 storey building providing 161 residential flats (Use Class C3), medical centre (Use Class D1), retail (Use Classes A1-A4) and a flexible retail / office unit (Use Classes A1-A4 and B1), plus associated infrastructure and landscaping works GTD 22/02/2021 (2 year permission)

3. CONSULTATION RESPONSE

TFL CR2 Safeguarding: There is no objection to the drilling of the 5m deep boreholes.

4. ANALYSIS/ASSESSMENT

Condition 47 reads:

47. No penetrative construction methods (boreholes, piling etc) unless permitted by LPA
No piling and deep foundation designs, investigation boreholes, ground source heating and cooling systems using penetrative methods shall be carried out on site other than with the written consent of the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed intrusive ground works does not harm groundwater resources in line with paragraph 109 of the National Planning Policy Framework and The Environment Agency's approach to groundwater protection March 2017 Version 1.0

Pursuant to condition 47 the applicant has provided details of siting of boreholes for phase 1, which has been reviewed by Thames Water, who raise no objection.

This is for Phase 1 only and similar studies will be required to satisfy the future phases, but it appears from the comments that the level of excavation would not be of concern to Thames Water from a planning perspective.

5. RECOMMENDATION

GRANT DISCHARGE CONDITION