

Officer's Report

Application Number	HGY/2022/4162
Type	Approval of details reserved by a condition
Location	807 High Road, Tottenham, London, N17 8ER
Proposal	Approval of details pursuant to Condition 21 (Land Contamination – Part 1) and part (a) of Condition 32 (Impact Piling Method Statement) attached to planning permission HGY/2021/0441
Case Officer	Philip Elliott
Valid Date	15/11/2022
Applicant	Mr Richard Serra
Agent	Mr James Beynon

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

Planning permission (Reference: HGY/2021/0441) was granted on 03/09/2021 for:

· Full planning application for the demolition of the existing buildings and the erection of a replacement building up to four storeys to include residential (C3), retail (Class E, a) and flexible medical / health (Class E, e) and office (Class E, g, i) uses; hard and soft landscaping works including a residential podium; and associated works.

CONSULTATION RESPONSES

Carbon Management Lead Officer (Pollution)

We are satisfied with the approval of details relating to Condition 21 (Land Contamination – Part 1) of planning permission HGY/2021/0441 based on the submitted Phase II Site Investigation Report with reference GWPR4898/SIR/September 2022 prepared by Geotechnical and Environmental Consultants dated September 2022

Thames Water

Thames Water confirms the piling condition referenced, can be discharged based on the information submitted.

ANALYSIS/ASSESSMENT

Condition 21 reads:

Land Contamination – Part 1 (PRE-COMMENCEMENT)

21. (a) No development shall commence other than investigative work until:

i) Taking account of information in the Phase I Environmental Site Assessment Report by Waterman Group (Reference WIE16362-101-R-1.2.1-PRA), a site investigation shall be conducted for the site using information obtained from the desktop study and Conceptual Model. 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.

ii) The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.

iii) 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.

REASON: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

Impact Piling Method Statement PRE-COMMENCEMENT

32. (a) No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water.

(b) Any piling must be undertaken in accordance with the terms of the approved piling method statement

REASON: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services to discuss the details of the piling method statement.

Pursuant to Conditions 21 and 32 the applicant has submitted a Site Investigation Report and Piling Method Statement. The site investigation report identifies how the proposals would ensure the development can be implemented and occupied with adequate regard for environmental and public safety. And the piling method statement confirms that the proposal would have no undue impact on local underground sewerage utility infrastructure, which has been confirmed by Thames Water.

RECOMMENDATION

- Discharge Condition 21 (Land Contamination – Part 1) attached to planning permission reference HGY/2021/0441

- Discharge Condition 32 part (a) (Impact Piling Method Statement) attached to planning permission reference HGY/2021/0441

As shown on approved drawings/documents:

- Phase II Site Investigation Report with reference GWPR4898/SIR/September 2022 prepared by Geotechnical and Environmental Consultants dated September 2022; and
- Piling Method Statement 807 High Road Tottenham 807HR-SYM-XX-XX-SP-S-0001 by Symmetrys Limited.

Informatives:

- The applicant is reminded that should the proposed development change post the reporting date of September 2022 from 'Residential without home-grown produce' land-use scenario as submitted to 'Residential with home-grown produce' as alluded in sections 5.3.2 and 6.1 of the report then, further assessment will need to be undertaken as the such adopted land-use scenario will require altering to be representative of the updated proposed end-use.