

# Officer's Report

**Application Number** HGY/2023/0174  
**Type** **Approval of details reserved by a condition**  
**Location** Land to the Rear of, 163-173, The Roundway, London, N17 7HE  
**Proposal** Partial discharge of details reserved to condition 9 (c) and (d) Land Contamination attached to planning permission ref: HGY/2022/0238.  
**Case Officer** Kwaku Bossman-Gyamera  
**Valid Date** 19/01/2023  
**Applicant** London Borough of Haringey  
**Agent** Ms Nicol Perryman

## **RECOMMENDATION**

**Approve**

### **REPORT FOR CONSIDERATION UNDER DELEGATED POWERS**

#### **1. PROPOSAL**

Partial discharge of Approval of details reserved by condition 9 (c) and (d) (Contamination) attached planning permission ref: HGY/2022/0238.

Applicant: London Borough of Haringey

Officer contact: Kwaku Bossman-Gyamera

#### **2. APPROVED DEVELOPMENT**

Erection of 5 'move-on' modular build units for temporary homeless accommodation with associated cycle and refuse storage

#### **3. CONSULTATION RESPONSE**

LBH (Pollution): recommends approval subject to informative.

#### **4. ANALYSIS/ASSESSMENT**

Condition 9 reads:

*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.*
- b. 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.*

*c. 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. The site 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.*

*d. The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority which shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.*

*e. 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.*

Pursuant to condition 9 (c), (d), (e) the applicant has submitted ground investigation report for consideration including details including plans/ reports verification. Following a series of meetings and discussion with council's officers -the Council's Pollution Officer is satisfied with the measures proposed and as such the conditions (c) and (d) can be discharged. (Refer to email dated 2303/2023 from Edward Ritchie).

The Local Planning Authority (LPA) is content to partially discharged condition 9 (c) and (d) in this instance.

## **5. RECOMMENDATION**

### **GRANT PARTIAL DISCHARGE CONDITION**

#### **INFORMATIVE**

This permission only partially complies with the terms of condition 9 of the planning permission dated 24/03/2022 Reference HGY/2022/0238 and details of the following matters (Condition 9 (e) remains to be submitted to and approved by the local authority.

#### **Informatives:**

- This permission only partially discharges the requirements of Condition 9 (Land Contamination) attached to planning permission reference HGY/2022/0238 (granted 24/03/2022), with only parts 9(a), 9(b), 9(c), 9(d) approved. Parts 9(e) are not discharged.