

James Argles

From: Planning Support
Subject: FW: Discharge of Condition on HGY/2023/0736 at 423-435, Lordship Lane, London, N22 5DH

Sent: 03 May 2023 11:06

Subject: Discharge of Condition on HGY/2023/0736 at 423-435, Lordship Lane, London, N22 5DH

Dear Josh,

Re: Discharge of Condition on HGY/2023/0736 at 423-435, Lordship Lane, London, N22 5DH

Thanks for contacting the Carbon Management Team (Pollution) regarding the approval of details reserved by Condition 8 (Contaminated Land) of planning appeal AP-7961 for the Demolition of existing building and erection of part 1, part 5, part 6 and part 7 storey building comprising commercial uses (use class A1, A2, A3, A4, A5) at ground floor and 50 residential dwellings above. Provision of waste refuse storage, cycle parking, disabled car parking and amenity space and I would like to comment as follows.

Having considered the applicant submitted Phase 1 Desk Study with reference GWPR5273/DS/March 2023 prepared by Ground and Water Ltd, dated March 2023 and taken note of Sections 2 (Site Setting), 3 (Historical Review), 6 (Preliminary Risk Assessment), 7 (Recommendations and Phase II Objectives) concluding that further investigation is required, **we would be happy to recommend the partial discharge of the attached condition 8(a) ONLY of the approved planning appeal AP-7961.**

Once the ground investigation has been carried out, evidence of the works undertaken along with a risk assessment, refined conceptual site model and method statement detailing any remediation requirements will need to be submitted in the ground investigation report. If remediation requirements are required then subsequent remediation strategy and verification reports will also be need to be submitted for us to consider the discharge of the remaining parts of the condition 8 of the approved planning appeal where such report(s) are satisfactory.

I hope the above clarifies our position on the submitted application? Otherwise, feel free to contact us should you have any further query in respect of the application quoting M3 reference number WK/566493.

Kind Regards,

Edward Ritchie
Pollution Officer

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Carbon Management
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